ROCHDALE BOROUGH COUNCIL

**ECONOMY DIRECTORATE**

**PLANNING AND DEVELOPMENT**
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Date: 3 February 2021

Alan Chorlton
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61
Nudger Green
Dobcross
OL3 5AW

Dear Sir/Madam,

| **DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION** | |
|---|---|
| **Application No:** | **20/01366/DOC** |
| **Application Type:** | **Approval of detail reserved by condition** |
| **Proposal:** | **Submission of details to comply with conditions 3 (Archaeological Invesitagtion), 5 (invasive species removal), 6 (additional bat survey), 10 (badger survey and protection), 11 (finished floor levels), 14 (window and door details) and 18 (landscape and ecological enhancement) of planning permission 20/00041/FUL** |
| **Location:** | **Carr Wood Cottage , School Lane, Heywood, OL11 5UT** |

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

**Conditions and Reasons:**

3 No soft-strip, demolition or development groundworks shall take place until the implementation of a programme of archaeological works has been secured. This is to be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority.

The WSI shall cover the following:
(a) A phased programme and methodology of fieldwork and recording to include:
i) archaeological building recording (Historic England Level 3)
ii) intra soft-strip/ demolition archaeological watching brief
iii) general archaeological watching brief on development groundworks
(b) A programme for post fieldwork assessment to include:
i) analysis of the site investigation records and finds
ii) production of a final report on the significance of the archaeological and historical interest represented.
(c) Provision for publication and dissemination of the analysis and report on the site investigation.
(d) Provision for archive deposition of the report, finds and records of the site investigation.
(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of the significance of any buried archaeological remains, and to make this evidence (and any archive generated)

publicly accessible, in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works it is necessary to record and understand the significance of any buried archaeological remains before the development commences.

Decision: The Written Scheme of Investigation by Gerry Martin Associates Ltd, dated 2020 is acceptable. To comply with the requirements of the condition, the approved WSI shall be implemented in full and the outstanding requirements of the condition, including submission of further information to the LPA for approval, shall be complied with.

5 No development or works of demolition shall take place until a scheme of works, which shall include a detailed method statement, for the control and disposal of Himalayan Balsam has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure an appropriate scheme to control the spread is implemented on commencement and throughout the construction process.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Decision: The proposed methodology and protocols for Himalayan Balsam removal as outlined in the 'Landscape & Ecological Enhancement Plan' by CW Studio are approved. The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

6 No works of demolition of the existing dwellings or stable block on site shall take place until such time as they have been re-surveyed for the presence of bats and the findings submitted to the Local Planning Authority and agreed in writing. If any bats are found to reside within the buildings, no demolition shall take place until an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the approved protection and mitigation measures thereafter fully implemented.

Reason: To safeguard the protected species in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The Bat Survey undertaken in September 2020 to update survey work carried out in May and June 2019 (Verity Webster, October 2020) is approved. To comply with the requirements of the condition, the reasonable avoidance measures outlined in the report (8.1) shall be implemented in full.

10 No development shall take place until such time as a survey of the development site and within 30 metres of it for badger setts has taken place and the findings have been submitted to and agreed in writing by the Local Planning Authority. Should any evidence of badgers be found, no development shall take place until a badger protection and management plan has been submitted to and approved in writing by the Local Planning Authority. The badger protection management plan shall be adhered to throughout the entirety of the construction works and it shall confirm: -

- No use of very heavy machinery (general tracked vehicles) within 30 metres of any entrance to an active sett;
- No use of lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres;
- Construction activity should be limited to hand digging or scrub clearance within 10 metres;
- The use of noisy plant and machinery in the vicinity of the protection zone should be minimised 2 hours before sunset;
- Security lighting should be directed away from setts;
- Chemicals should be stored as far away from the setts and badger paths as possible;
- Where possible, deep trenches must be covered at the end of the working day, or include a means of escape;
- Any pipe system which is left open for a significant period of time should be capped in such a way as to prevent badgers gaining access.
- Trees should be felled away from setts and must not block badger paths.

Reason: In the interest of species protection, in accordance with the requirements of Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works it is necessary to ensure the protection of any adjacent badger sett.

Decision: The badger survey undertaken on 27th August 2020 (Verity Webster, October 2020) is approved. To comply with the requirements of the condition, the reasonable avoidance measures outlined in the report (7.0.1) shall be implemented in full.

11 No development shall take place until details of finished floor levels and external ground levels relative to off-site datum has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwelling and between the development and surrounding buildings in the interests of residential and visual amenity in accordance with Core Strategy policies P2 and P3 and the National Planning Policy Framework.

Reason for pre-commencement condition: These details are required before ground works take place.

Decision: The details of finished floor levels and external ground levels as shown on the following drawings are approved:

- GAPLAN-GROUNDFLOOR (1OF2) 0552-P3A-XX-00-DR-A-04000 Revision T0
- GAPLAN-GROUNDFLOOR (2 OF 2) 0552-P3A-XX-00-DR-A-04001 Revision T02
- GAPLAN-FIRST FLOOR (1 OF 1) 0552-P3A-XX-01-DR-A-04010 Revision T02
- GAPLAN-FIRST FLOOR (2 OF 2) 0552-P3AXX-01-DR-A-04011 Revision T02
- 1803-CWS-XX-GF-DR-104-Revision PC01 (ground plan)

The development shall not be carried otherwise than in accordance with these details to comply with the requirements of the condition.

14 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of all windows and doors (including their materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly

approved details before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings in the interests of visual amenity, in accordance with Core Strategy policies P2 and P3 and the National Planning Policy Framework.

Decision: The details of windows and doors as shown on the following drawings are approved:

- 0552-P3A-XX-XX-DR-A-05613 P02
- 0552-P3A-XX-XX-DR-A-05614 P01
- 0552-P3A-XX-XX-DR-A-05601 P01
- 0552-P3A-XX-XX-DR-A-05602 P01
- 0552-P3A-XX-XX-DR-A-05615 P01
- 0552-P3A-XX-XX-DR-A-05603 P01
- 0552-P3A-XX-XX-DR-A-05604 P01
- 0552-P3A-XX-XX-DR-A-05605 P01
- 0552-P3A-XX-XX-DR-A-05606 P01
- 0552-P3A-XX-XX-DR-A-05607 P01
- 0552-P3A-XX-XX-DR-A-05608 P02

The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

18 No above ground works shall take place until a Landscape and Ecological Enhancement Plan for the wider site as identified on the 'Landscape Design Proposals' ref. 1803-CWS-PP-L-P01 by CW Studio dated December 2019 and drawing ref. 1803-106 Rev. P02 Wider Site Proposals (Amended Plan Received 16.06.20) has been submitted to and agreed in writing by the Local Planning Authority. The plan shall include:

- Details of any proposed thinning of the canopy
- Details of any Underplanting;
- Details of any Wildflower planting;
- Provision of bird and bat boxes;
- The Utilisation of only native species suitable to the habitat and where available of local provenance;
- Details of any new footpaths and footpath infrastructure;
- Details of any boundary treatment;
- A 5 year management and maintenance plan; and
- A timetable for the implementation of any identified works.

The Landscape and Ecological Enhancement Plan shall be implemented and managed in accordance with the approved details and timetable unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to preserve, restore and maintain the woodland and grassland surrounding the site including part of the Naden Brook Site of Biological Importance and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Core Strategy Policies G6 and G7 the National Planning Policy Framework.

Decision: The submitted 'Landscape & Ecological Enhancement Plan' (Amended version received 07.01.2021) by CW Studio, together with the following drawings is approved:

- 1803-CWS-XX-GF-DR-L-182 Rev. PC01 'Planting Plan - Woodland Edge'
- 1803-CWS-XX-GF-DR-L-105 Rev. PC01 'Boundary Treatments Plan'

- 1803-CWS-XX-GF-DR-L-0163 Rev. PC01 'Landscape Details - Tree Pits'
- 1803-CWS-XX-GF-DR-L-103 Rev. PC01 'Garden General Arrangement'
- 1803-CWS-XX-GF-DR-L-0162 Rev. PC01 'Landscape Details ' Walls'
- 1803-CWS-XX-GF-DR-L-0161 Rev. PC01 'Landscape Details - Paving, Steps, Edging'
- 1803-CWS-XX-GF-DR-L-104-PC01 'Strategic Levles Plan'
- 1803-CWS-XX-GF-DR-L-102 Rev. PC01 'Landscape Masterplan'
- Courtyard Planting Plan
- Garden Terrace Planting Plan

The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council