



PLANNING AND DEVELOPMENT

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Date: 8 November 2024

Mr Laurie Hickin
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18 Regent Place
Rugby
CV21 2PN
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00874/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 3 (drainage scheme), 4 (drainage management scheme), 8 (materials samples), 13 (hardstanding details) and 16 (biodiversity enhancements) of planning permission 22/00466/FUL
Location:	Land at Whitworth Road and Grassmere Street, Rochdale

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 development shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be in general accordance with the preliminary designs indicated on drawings PGS388-C-100/P2 and PGS388-C-101/P2 (both dated 16.8.2022) and shall include confirmation of United Utilities approval of the 3no. sewer connections to the public sewer.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer Comments: Drawing No: PGC388-C-100 Rev C3 - Drainage Strategy Plan (Block A), the Drainage Management & Maintenance Plan by PGC Consulting, Report Ref: PGC388-RP-C-002, Issue: 1, Date: 13/03/2024 and Report to Discharge Related Planning Conditions by PGC Consulting, Report Ref: PGC388-RP-C-001, Issue: 2, Date: 08/05/2024, received by the Local Planning Authority on 5th September 2024 and Drawing No: PGC388-C-101 Rev C3 - Drainage GA (Blocks B & C) and 3 x S106 Part 1 'Application to connect to a public sewer' Approval Notice by United Utilities, received by the Local Planning Authority on 6th September 2024, have been reviewed and are considered acceptable. The approved details shall be implemented in complete

accordance with the approved details in order to comply with the requirements of the condition.

- 4 No part of the development shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officer Comments: Drawing No: PGC388-C-100 Rev C3 - Drainage Strategy Plan (Block A), the Drainage Management & Maintenance Plan by PGC Consulting, Report Ref: PGC388-RP-C-002, Issue: 1, Date: 13/03/2024 and Report to Discharge Related Planning Conditions by PGC Consulting, Report Ref: PGC388-RP-C-001, Issue: 2, Date: 08/05/2024, received by the Local Planning Authority on 5th September 2024 and Drawing No: PGC388-C-101 Rev C3 - Drainage GA (Blocks B & C) and 3 x S106 Part 1 'Application to connect to a public sewer' Approval Notice by United Utilities, received by the Local Planning Authority on 6th September 2024, have been reviewed and are considered acceptable. The approved details shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 8 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings and the boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer comments: Drawing No: 3011 Rev P02 - Proposed Boundary Treatments, received by the Local Planning Authority on 6th September 2024, Drawing No: 3720 Rev P02 - Boundary Treatment Details, received by the Local Planning Authority on 5th November 2024 and the email from the agent dated 5th November 2024 referring to proposed species, have been reviewed and are considered acceptable.

Condition 8 was partially discharged under application ref: 24/00594/DOC on 15th August 2024 which dealt with the external materials of the proposed dwellings.

Subject to the approved details in 24/00594/DOC and 24/00874/DOC being implemented in complete accordance with the approved details, the requirements of the condition will have been complied with.

- 13 No part of the development shall be occupied until a detailed specification for the design and construction of the associated hardstanding areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The hardstanding areas shown on the approved plans shall be constructed in accordance with the approved details before the associated development is first occupied, and shall be retained thereafter for their intended purpose.

Reason: To ensure the suitable disposal of surface water in order to comply with the requirements of policies DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officer Comments: Drawing No: PGC388-C-100 Rev C3 - Drainage Strategy Plan (Block A), the Drainage Management & Maintenance Plan by PGC Consulting, Report Ref: PGC388-RP-C-002, Issue: 1, Date: 13/03/2024 and Report to Discharge Related Planning Conditions by PGC Consulting, Report Ref: PGC388-RP-C-001, Issue: 2, Date: 08/05/2024, received by the Local Planning Authority on 5th September 2024 and Drawing No: PGC388-C-101 Rev C3 - Drainage GA (Blocks B & C) and 3 x S106 Part 1 'Application to connect to a public sewer' Approval Notice by United Utilities, received by the Local Planning Authority on 6th September 2024, have been reviewed and are considered acceptable. The approved details shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 16 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bat, bird, bug boxes and native tree and shrub planting has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped and to ensure that there is a net gain in biodiversity, having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer comments: The Ecological Mitigation, Management and Enhancement Plan by arbtech, Issue: 2, Date 24/02/2022 received by the Local Planning Authority on 5th September 2024 and the email from the agent dated 15th October 2024 have been reviewed and are considered acceptable. The approved details shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services