



PLANNING AND DEVELOPMENT

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Our ref: 23/00649/DOC
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Date: 11 July 2024

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00649/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (CMP), 6 (materials), 7 (windows), 8 (doors), 9 (rainwater goods), 10 (boundary treatments), 11 (hard and soft landscaping), 13 (tree root protection), 15 (ev charging points) and 16 (bin store) on planning permission 22/00606/FUL
Location:	112 Church Street, Littleborough, Rochdale, OL15 8AS

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 (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays;
 - e) wheel washing facilities (or an adequate demonstration that this is not required)
 - f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - g) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
 - h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the highway network and to the amenity of nearby occupiers during the construction phase in accordance with

Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

The Construction Method Statement dated 13th June 2023 (report ref: 23.3130) by James Campbell Associates Ltd is approved. To comply with the requirements of the condition, the approved CMS shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CMS without the prior written permission of the Local Planning Authority.

- 6 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 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, including details and specification of brick details, brick bond, mortar, lintels, sills, windows and doors, roof materials including slates, boundary treatments, stone, brick detailing, and details of colours, specification and materials of all windows and doors. 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, and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

The submitted details, pertaining to the materials as stated within the covering letter dated 13th June 2023, prepared by James Campbell Ltd, is approved. Development shall be carried out in accordance with the approved details.

- 7 Notwithstanding any description in the application, no installation of windows hereby approved shall take place until full product specifications for the windows and detailed design and sections of window reveals, at a scale of not less than 1:10, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all windows shall be timber and have reveals with a depth of at least 0.15m. The windows shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

The submitted details, pertaining to 'Timberlook PVCu flush sash Somerset doors & windows' Drawing Number 23.3130.8, prepared by James Campbell Ltd, is approved. Development shall be carried out in accordance with the approved details.

- 8 Notwithstanding any description in the application, no installation of external doors hereby approved shall take place until full product specifications for the doors and detailed design and sections of door reveals, at a scale of not less than 1:10, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all doors shall be timber and have reveals with a depth of at least 0.15m. The doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy

Framework, and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

The submitted details, pertaining to 'Timberlook PVCu flush sash Somerset doors & windows' Drawing Number 23.3130.8, prepared by James Campbell Ltd, is approved. Development shall be carried out in accordance with the approved details

- 9 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until full details have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all new and replacement rainwater goods shall be in cast iron painted black. Development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the historical significance of the designated heritage asset and in accordance with Policies DM1, P1, P2 and P3 of the adopted Core Strategy, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

The submitted details, pertaining to the rainwater goods in the covering letter dated 13th June 2023, prepared by James Campbell Ltd, is approved. Development shall be carried out in accordance with the approved details.

- 10 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, railings, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted details, pertaining to the type, siting, design and materials to be used in the construction of boundaries, railings, screens or retaining walls in drawing number 23.3130.9 prepared by James Campbell Ltd, is approved. Development shall be carried out in accordance with the approved details

- 11 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

The submitted details, relating to landscaping, in drawing 23.3130.9 prepared by James Campbell Ltd, is approved. Development shall be carried out in accordance with the approved details

- 13 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policy G6 of the Rochdale Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

The condition is a compliance condition, and is not to be discharged.

- 15 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until a scheme for the installation and positioning of electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority and the approved electric vehicle charging points have been erected in accordance with the approved details. The charging points shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted EV Chargers as detailed on the landscaping plan 23.3130.9 are approved. Development shall be carried out in accordance with the approved details

- 16 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until a scheme showing the elevation details, specification and plans of the bin store has been submitted to and approved in writing by the Local Planning Authority and the approved bin store has been erected in accordance with the approved details. The bin store shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted details of the bin store as detailed on the landscaping plan 23.3130.9 are approved. Development shall be carried out in accordance with the approved details

Yours faithfully,

Melanie Hale
Head of Planning Services