



MARTIN ASHWORTH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00428/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 7 (boundary treatments), 8 (landscaping) and 9 (biodiversity enhancements) on planning permission 21/01648/FUL
Location:	Land Adj To 26 War Office Road, Rochdale, Rochdale, OL11 5HR

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

Conditions and Reasons:

- 7 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, 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 Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The Proposed Site Plan - Dwg No 20.2275.25, as well as the details received by the Council on 23/06/2023, of timber fencing and External Walls Brickwork - Civic Red Brick Carlton Clayburn 73mm retaining wall materials, is accepted. The development should be implemented in accordance with the approved materials in order to comply with the above condition.

- 8 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 hard and soft surfaced areas including materials and a scheme for the timing / phasing of implementation works.

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 policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Officer Response:

The submitted site plan 20.2275.25 'Proposed Site Plan' is insufficient and does not show full details of hard and soft landscaping. The condition is not discharged. A further application will be required to discharge these details.

- 9 The development hereby permitted shall not be occupied until details of a scheme of biodiversity enhancements including, but not limited to, the installation of bee, bird and bat bricks/boxes have been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be fully implemented prior to the first occupation of any dwelling and maintained thereafter for its intended use.

Reason: In order to secure a net gain in biodiversity as a result of the scheme hereby approved, and in accordance with paragraph 174 of the National Planning Policy Framework.

Officer Response:

The proposed biodiversity enhancements are approved. The submitted documents: 20.2275.23 - Proposed Elevations, and 20.2275.25 - Proposed Site Plan, insofar as it relates to the placement of 1SP Schweglar Sparrow Terrace, is approved, subject to its implementation.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services