



Kayleigh Dixon
DPP Planning
SPACES Deansgate 125
Deansgate
Manchester
M3 2BY

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00052/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with condition 7 (Sport Ground Condition) of planning permission 22/01191/PSID
Location: Newhouse Academy, Newhouse Road, Heywood, OL10 2NT,

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 7. No development affecting the existing playing fields shall take place until the following documents have been submitted to and approved by the Local Planning Authority:
- o A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and,
 - o Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with policy C8 of the adopted Rochdale Core Strategy and paragraph 99 of the National Planning Policy Framework.

OFFICER RESPONSE: a detailed assessment of ground conditions has been submitted and reviewed by Sport England, in addition to council officers. The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Yours faithfully,
Daniela Ripa
Interim Head of Planning Services