



ROCHDALE
BOROUGH COUNCIL

ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Aimee.Bovaird@Rochdale.Gov.UK
Our ref: 24/01125/DOC
Enquiries to: Aimee Bovaird
Direct Line: (01706) 924307
Date: 11 February 2025

Mr Sam Birks
Bowman Riley Architects Limited
Wellington House
Otley St
Skipton
BD23 1EL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01125/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (drainage), 7 (details of window and doors), 9 (scheme of biodiversity), 11 (earthwork clearance or demolition) and 12 (method statement) on planning permission 23/00603/FUL
Location:	Mount Cottage , Schwabe Street, Middleton, Rochdale, M24 4TN

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 Prior to the commencement of development, 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 include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water to public sewer of 4 l/s (if it is agreed that infiltration is discounted by the investigations).
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
- (iv) Where new paving is proposed construction details for permeable paving including kerb edging and sub-base details i.e. cross-sections, for the driveway, unless an alternative sustainable drainage measure is provided.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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.

Officers Response: The details submitted in, 'Drainage Strategy Drawing XXXX-ADS-XX-00-DR-C-500 p4 06/09/2025' and 'Mount Cottage soak-a-way calculations V2' in relation to condition 3 are approved. Drainage should be constructed and installed in accordance with these details and be retained thereafter.

- 7 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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

Officers Response: The details submitted in, 'Window and Door Detail 8837-BOW-XX-XX-DR-A-0010' 'window and door quotation' in relation to condition 7 are approved. The windows and doors should be installed in accordance with the approved details and retained thereafter.

- 9 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of, bat boxes, hereby approved, has been submitted to and approved in writing by the Local Planning Authority. Bat boxes should be installed at eaves level, on southeast to southwest facing elevations, but not directly above windows or doorways.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in, 'Bat Box Details 8837-BOW-XX-XX-DR-A-0009' in relation to condition 9 are approved. The bat boxes should be installed in accordance with the approved details and retained thereafter.

- 11 Prior to any earthworks, vegetation clearance or demolition, a reasonable avoidance measures method statement for badgers shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the recommendations contained therein.

Reason: Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in Mount Cottage, Schwabe Street, Middleton: Badger Method Statement' in relation to condition 11 are approved. The development shall be carried out in accordance with the recommendations and be retained thereafter.

- 12 Prior to any earthworks, vegetation clearance or demolition, a method statement detailing eradication or avoidance measures for Himalayan balsam, cotoneaster and rhododendron should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full.

Reason: Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in, 'Mount Cottage, Scwabe Street, Middleton: Invasive Method Statement' in relation to condition 12 are approved. The agreed method statement should be adhered to and implemented in full.

Yours faithfully,

Melanie Hale
Head of Planning Services

Report Author Aimee Bovaird