



Mrs Kate Limbert
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00572/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 13 (bicycle store), 14 (landscaping) and 16 (no external lighting) on planning permission 22/00571/PSID
Location:	Kingsway Park High School , Turf Hill Road, Rochdale, Rochdale, OL16 4XA

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

Conditions and Reasons:

- 13 No part of the development shall be occupied until such time as full details of the construction and design of the bicycle store, as shown on approved plan ref. KWNC-AHR-ZZ-XX-DR-L-001 Rev P9 - Site Layout Plan as Proposed / Block Plan, have been submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall constructed and made available for use by 30th September 2024; the bicycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure that adequate and satisfactory provision is made for bicycle parking and in order to encourage alternative modes of travel to the site apart from the motor car or other motorised vehicles, in accordance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of Cycle Storage Facilities as set out on the following plans are accepted:

- o **BXMW_GS_Sheffield_Cycle_Rack_Spec_Sheet**
- o **BXMW_WAR_Wardale_Cycle_Shelter_Spec_Sheet**
- o **SRP1020-AHR-ZZ-XX-DR-L-0505-Broxap Wardale Compound with 1250mm. Capacity 60no. cycles**

The development shall be carried out in accordance with the approved documents and made fully available for use prior to 30th September 2024 in order to comply with the requirements of the condition.

- 14 a) The development hereby permitted shall not be brought into use until full details of both hard and soft landscaping works substantially in accordance with the submitted Biodiversity Net Gain Statement by Avison Young dated 22 April 2022 and the appended Urban Greening Factor plan ref. KWNC-AHR-ZZ-XX-DR-L-050 - rev. P4 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.

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

(c) 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 a 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 policy DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of landscaping as set out on the following plans and documents are accepted:

- o SRP1020-AHR-ZZ-XX-DR-L-0400_P10 - Proposed Planting Plan Overview
- o SRP1020-AHR-ZZ-XX-DR-L-0401_P10 - Proposed Planting Plan Sheet 1
- o SRP1020-AHR-ZZ-XX-DR-L-0402_P09 - Proposed Planting Plan Sheet 2
- o SRP1020-AHR-ZZ-XX-DR-L-0403_P07 - Proposed Planting Plan Sheet 3
- o SRP1020-AHR-ZZ-XX-DR-L-0100_P10 - Hardworks Overview
- o SRP1020-AHR-ZZ-XX-DR-L-0101_P11 - Hardworks Sheet 1
- o SRP1020-AHR-ZZ-XX-DR-L-0102_P10 - Hardworks Sheet 2
- o SRP1020-AHR-ZZ-XX-DR-L-0103_P08 - Hardworks Sheet 3
- o SRP1020-OOB-XX-XX-OTH-L-6001_P02 - External Works Specification
- o Landscaping Programme - Received 29th June 2023

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Note that 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 a similar size and species to those originally required to be planted.

- 16 No external lighting shall be installed on the approved buildings and structures except in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the visual amenity and to prevent undue harm to the residential amenity of surrounding occupiers and in accordance with Policies P3, G9 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Decision: The submitted details of external lighting are accepted:

- o 05C200041 - Cover Letter
- o Alpha LED - SPEC
- o EMG Bulkhead - Emergency Lighting data
- o External Canopy - Lighting data
- o External Lighting - Lighting data
- o Neptune LED - SPEC
- o Tethys LED - SPEC
- o SRP1020-PUL-05-GF-DR-E-6300 P03- Electrical Services Layout Sheet 1
- o SRP1020-PUL-05-GF-DR-E-6301 P03 - Electrical Services Layout Sheet 2

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition and retained as such thereafter.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services