



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: rachel.carney@rochdale.gov.uk
Our ref: 24/00219/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
Date: 2 July 2024

Paul Clark
CJ Partnership
Blue Pit Mill
Queensway
Castleton
Rochdale
OL11 2PG

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00219/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (windows and doors), 5 (dormer windows), 7 (levels), 8 (boundary treatment), 9 (tree protection), 10 (Rams biodiversity) and 16 (construction method statement) on planning permission 21/00282/FUL
Location:	Land Off Chestnut Way , Chestnut Way, Littleborough, OL15 8RW

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 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. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The supporting statement confirms the following materials.

- o The external leaf of the dwelling-houses will comprise Vena Buff natural sandstone.**
- o The cills, jambs and heads will also be natural stone**
- o Natural slate around 5-7mm in thickness (as viewed on site). This will be used on the main roof to the house and the dormer roofs.**
- o A standard sand/cement mortar will be used, no colouring to be added**
- The black UPVC guttering will be square-style and the downpipes will be black square UPVC. The windows will be UPVC double-glazed anthracite-grey; the front door will be an anthracite-grey composite door, and the rear door(s) will be an aluminium anthracite grey bi-folding door. The garage doors will be anthracite-grey, electrically powered.**

The above materials are acceptable and subject to their use, the requirements of condition 3 are satisfied.

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

A technical drawings and specification of the Rustique Casement Window have been provided as well as a Rustique brochure. An accompanying Statement also confirms that the frames will have a profiled of 56mm and be of UPVC in anthracite grey. The rear bi-fold doors will be aluminium in anthracite grey and the front door will be UPVC in anthracite grey. Natural stone heads, cills and jambs will be used for the window surrounds.

The submitted information is acceptable and subject to construction in accordance with these details, the requirements of condition 3 are satisfied.

- 5 No above ground works shall take place until details of the appearance, materials, profile and method of opening of the proposed dormer windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

You have confirmed in writing that the dormer windows would be as per the adjacent Starring Way development. However, no details in accordance with the requirements of the condition have been submitted.

Please submit full details of the dormers.

- 7 No development shall take place until finished ground levels and finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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.

Reason for pre-commencement condition: The finished floor levels will dictate the ground works and therefore it is important that the levels are considered at an early stage and agreed before development commences on site.

For application 23/00666/DOC finished floor levels were provided on the drainage plan - drawing no. dwg-tjba-CRH-Chestnut way-020922 Revision 0.

You were advised that the levels shown were acceptable but additional finished ground levels were required (or confirmation if they are to remain as existing (as per the 2011 levels).

Additional level details have been provided on drawing no. 14, Revision E. These levels are acceptable and subject to construction in accordance with the submitted details, the requirements of condition 7 are satisfied.

- 8 Notwithstanding the details shown on drawing no. 14 Rev A (Proposed Site Plan) no above ground works shall take place until full details of the boundary treatments of the site have been submitted to any approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation of the development and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Under application 23/00666/DOC you were advised that the information provided was insufficient to satisfy the requirements of the condition are you were requested to provide a plan which details where each boundary treatment is proposed and which include details of existing boundary treatments, including heights.

Drawing no. 14 E (Site Plan as Proposed) has been hand annotated to identify where existing boundary treatment (timber fencing and stone walls) are to be retained and where new timber fencing and gates are to be provided.

An image of a 2m high fence has also been provided in the accompanying statement.

The new fencing and the design as detailed is acceptable. Please note if the fencing differs from the details submitted, this will need submitting to the Local Planning Authority for consideration and approval.

In regards the existing boundary treatment, no information has been provided of existing heights. As previously advised, this information is required to assess its acceptability.

The application details that the part stone and part fence boundary between The Villas and the site will be unaltered. There is also an existing stone wall that separates the gardens of nos. 1-5 on drawing 14 Rev A and an existing stone wall that runs parallel to the side elevations of no. 1 & 6, separating the houses at the Chestnut Way entrance.

The requirements of condition 8 are partially satisfied.

- 9 No development shall take place until a scheme for the protection of the trees beyond the northwest site boundary has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall be in accordance with BS 5837:2012 and shall include a tree protection plan(s) and an arboricultural method statement. The development shall thereafter be undertaken in accordance with the approved scheme.

Reason: To ensure that trees around the site will be retained and will not be damaged during development and the protect the amenities of the area in accordance with policy G6 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that any measures required for the protection of trees are in place before work commences so as to ensure no harm to the trees.

- 10 No development shall take place until a Reasonable Avoidance Measures (RAMs) method statement for badgers, small mammals, amphibians and reptiles has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved RAMs.

Reason: To ensure that ecology at and around the site is sufficiently protected during development and to accord with policy G7 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that any measures required for the protection of ecology at the site are prepared before work commences to ensure no harm takes place.

Reasonable Avoidance Measures (dated 27/02/2023) have been provided as well as a copy of the toolbox talks which you have confirmed have been delivered to site operatives.

In consultation with The Greater Manchester Ecology Unit, the information provided is acceptable and subject to the development being undertaken in accordance with the submitted details, the requirements of condition 10 are satisfied.

- 16 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) a construction traffic management plan including details for the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development. (iv) the siting of any facilities cabin (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works.

The duly approved Construction Management Statement shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development and to ensure dust and dirt are managed during construction works for air quality reasons in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: These measures are required to be in place upon commencement.

Under application 23/00666/DOC an Outline Site Traffic Management Plan was submitted

An Outline Site Traffic Management Plan has been submitted. This includes;

- A Traffic Management Risk Assessment
- A Traffic Management Plan that confirms working hours will be 07:30am - 17:00pm Monday to Friday; and 08:00am - 16:00pm on Saturdays, with Saturday work kept to a minimum.
- Traffic Management and Access & Egress
- Other considerations
 - Dust and dirt suppression measures including wheel inspection and cleaning and laying of a subbase tarmac at the start of development.
 - Dust suppression through specialist cutting areas and water suppression or vacuums.
 - Use of approved waste disposal centres/ sub-contractors.

- A plan detailing site compounds, material storage areas, parking, unloading point, fire assembly point, wheel inspection and cleaning area, heras fencing and site entrance hoarding with gate.

The details submitted are considered to be acceptable but for the avoidance of doubt you are reminded that no construction works shall take place on Sundays or Bank Holidays.

Subject to compliance with the submitted details, the requirements of condition 16 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services