



PLANNING AND DEVELOPMENT

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Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
Cheshire
WA14 1ES

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00131/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (Pipework, meter boxes and flues), 5 (Building Record Survey), 10 (Landscaping), 14 (Signage) and 24 (External Lighting) of planning permission 21/00394/VRCON
Location:	Marina Ropes Ltd, Cartridge Ropery, Brunswick Street, Heywood, OL10 1HA,

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

Conditions and Reasons:

- 4 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The following drawings are accepted:

- 074 - Arundel - Working Drawing
- 071 - Arundel+ - Working Drawing
- 071 rev. 01 - Burghley - Working Drawing
- 074 rev. 01 - Burghley Alt - Working Drawing
- 077 rev. A - Chatsworth - Working Drawing
- 074 - Knowl - Working Drawing
- 071 - Woburn+ - Working Drawing
- 071 - Woburn++ - Working Drawing

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

- 5 The development hereby approved shall not be occupied until such time as a final copy of the Historical Building Investigation Statement by Salford Environmental Consultancy as approved under application ref. 24/00102/DOC has been submitted to and approved in writing by the Local Planning Authority.

Reason: To record and advance understanding of the significance of the buildings to be demolished and to make this evidence (and any archive generated) publicly accessible, in accordance with the requirements of Core Strategy Policy P2, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted report "Archaeological Strip, Map and Plan" report no. 4212 dated January 2025 by West Yorkshire Joint Services and the information board received by the LPA on 30/09/2025 is accepted.

The information board shall be installed within 12 months of the final occupation of the approved development in order to comply with the requirements of the condition.

- 10 The hard and soft landscaping works shall be carried out in accordance with the details contained within the plans "Landscape Proposals ref. 6725.01 rev.G" dated December 2021 and "Hard Landscaping Layout ref. HL01 rev.D" dated November 2023 as approved under application ref. 24/00018/DOC.

The hard and soft landscaping works shall be carried out in accordance with a scheme of timing/phasing of implementation which has first been submitted to and agreed in writing with the Local Planning Authority, or within the next planting season following the final occupation of the development hereby approved.

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 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 Core Strategy Policies G6 and G7, Policies JP-G6, JP-G7 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The phasing as set out within the submitted cover letter is accepted.

The landscaping works shall be carried out in accordance with the details previously approved in accordance with the approved timings in order to comply with the requirements of the condition.

- 14 No part of the development hereby approved shall be occupied until such time as full details of the "ghost signage" mural to be installed to the junction of Brunswick Street and Wesley Street have been submitted to and approved in writing by the Local Planning Authority. The mural shall be installed in accordance with the approved details prior to the final occupation of the approved development.

Reason: In the interest of the character and appearance of the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted drawing 'Option 5' is accepted. The mural shall be installed prior to the final occupation of the approved development in order to comply with the requirements of the condition.

- 24 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted plans ref. "P0067-35-40-1300 - Section 278 Proposed Street Lighting Plan," "SHD1397-SHD-HLG-BRUN-DR-EO-Lighting Layout-R0 - S38 Street Lighting Design rev. 0," and "SHD1398-SHD-HLG-BRUN-DR-EO-Lighting Layout-R0 rev. 0," are accepted.

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

Yours faithfully,

Melanie Hale
Head of Planning Services