



Mr Neil Howard
Molloy Developments Ltd
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Cheshire
SK8 6QL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00376/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 3 (materials), 14 (boundary treatment) and 15 (surface water drainage scheme) of planning permission 23/00331/FUL
Location:	Linkside , Sunny Brow Road, Middleton, Rochdale, M24 4BG

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 specifications of materials to be used externally on the dwellings 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 P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: Drawing No: 201 Rev A - House Type A - Elevations and Drawing No: 202 Rev A - House Type B - Elevations, received by the Local Planning Authority on 18th July 2025, along with email dated 26th June 2025 confirming the mortar colour as light grey, have been reviewed and are considered acceptable. The approved materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

The applicant should be aware that the approved plans relate only to the materials and not any other changes (i.e. to elevations or fenestrations) that may have been included within the approved plans as no changes have been approved.

- 14 No development shall commence until details of the proposed boundary fencing to all boundaries has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include retained, repaired and replaced fencing, height, materials and any additional measures/specifications (such as fencing adjacent to the bin storage).

Reason: To safeguard the amenities of the adjoin neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

Reason for pre-commencement condition: Boundary treatment will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer Response: Drawing No: PBTP 001 - Proposed Boundary Treatment Plan, received by the Local Planning Authority on 4th April 2025, has been reviewed and is considered acceptable. The boundary treatment shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 15 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 Guidance note BRE365.
- (ii) A restricted rate of surface water discharge to public sewer agreed with the local planning authority, if it is agreed that infiltration is discounted by the investigations. The rate shall be 5 l/s unless United Utilities agree that 6.4 l/s would be acceptable.
- (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) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (v) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.
- (vi) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer Response: The Surface Water Management Report by icis design limited, ref: 11426.ms, Rev A, Date: March 2025, received by the Local Planning Authority on 4th April 2025, has been reviewed and is considered acceptable. The approved measures shall be implemented in complete accordance with the approved details, prior to first occupation of the development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services