ROCHDALE BOROUGH COUNCIL

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Date: 10 March 2021

MR FRANK SMITH
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01185/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3, 4, 5, 8, 10, 11 and 12 on planning permission 17/01445/FUL**
Location:	**Land at Victoria Street and Gregge Street, Heywood, OL10 2HD**

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 No development shall take place until a foul and surface water drainage scheme, broadly in accordance with the submitted Flood Risk & Drainage Strategy (TJ Booth Associated ref. rep-tjba-hoyle-gregge st, heywood-FRA+DSR-250118.docx) and based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions and inclusive of detail of how the scheme shall be managed after completion has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development shall be completed, maintained and managed in accordance with the duly approved details.

Reason: In the interests of ensuring the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM/7 and EM/8 and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Decision: The proposed foul and surface drainage scheme as provided on the following list of plans / documents is approved:

- Drainage Layout plan by DW consulting Engineers LLP ref. DW 2105/C/DR01 dated Aug 2020.

- Flood Risk & Drainage Strategy report by TJ Booth Associates dated Jan 2018.
- MicroDrainage design results tables.

To comply with the requirements of the condition, the development shall not be carried otherwise than in accordance with these details.

4 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum point(s) 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: An understanding of existing and proposed levels is required in advance of commencement of ground works on site.

Decision: The details of the finished floor levels as shown on drawing ref. 17.1579.111B 'Proposed Site Plan' are approved. To comply with the requirements of the condition the development shall be carried out in accordance with these details.

5 No above ground works shall take place until full details of the vehicular accesses and driveways, including detail of the surface water drainage strategy and surfacing materials, have been submitted to and approved in writing by the Local Planning Authority. The car parking arrangements shown on the approved plans relevant to each dwelling shall be made fully available for use prior to the relevant dwelling being first occupied in accordance with the duly approved details and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed foul and surface drainage scheme as provided on the following list of plans / documents is approved:

- 17.1579.300A Proposed Hard and Soft Landscaping Scheme.
- Drainage Layout plan by DW consulting Engineers LLP ref. DW 2105/C/DR01 dated Aug 2020

To comply with the requirements of the condition, the development shall not be carried otherwise than in accordance with these details.

8 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 building(s) 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 prior to first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials as shown on the submitted letter by JCA Ltd (ref. 17.1579) dated 28th September 2020 are approved. To comply with the requirements of the condition, only these materials shall be used on the external surfaces of the development.

10 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works 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 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 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 Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the proposed hand and soft landscaping shown on drawings 17.1579.300B 'Proposed Hard and Soft Landscaping Scheme' and 17.1579.111B 'Proposed Site Plan' are approved. To comply with the requirements of the condition, the development shall be carried out in accordance with these details.

11 No part of the development shall be occupied until such time as a detailed scheme of biodiversity enhancement measures for the site, including but not limited to provision of nesting bird and bat roost boxes/bricks etc., has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the duly approved scheme of biodiversity enhancement measures has been fully implemented on site; the measures shall be retained as installed thereafter.

Reason: In the interests of mitigating the biodiversity and ecological impacts of the development in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the proposed biodiversity enhancements shown on drawings 17.1579.300B 'Proposed Hard and Soft Landscaping Scheme' and contained within the 'Bird and Bat/Biodiversity Method Statement' by Angela Graham dated 17.07.20 are approved. To comply with the requirements of the condition, the development shall be carried out in accordance with these details.

12 No part of the development shall be occupied until the boundaries, screens and retaining walls, as detailed on the approved plans, have been erected in accordance with the approved details. The west garden boundary to plot 13 shall be constructed with fencing comprising a minimum mass per unit area of 10 kg/m2 which shall be sealed to the ground and fitted with cover strips. The metal railings (as shown on plan ref. 17.1579.53E) shall be colour treated black (RAL 9005) upon installation. The structures shall thereafter be retained as installed.

Reason: In the interests of amenity and in compliance with Policies G9, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the proposed boundary treatments shown on drawings 17.1579.300B 'Proposed Hard and Soft Landscaping Scheme' and 17.1579.111B 'Proposed Site Plan' are approved. To comply with the requirements of the condition, the development shall be carried out in accordance with these details.

Yours faithfully,



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Signed on behalf of the Council