



**PLANNING AND DEVELOPMENT**

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Steven Hartley  
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Swallow Barn  
Lower Chapel Hill  
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BB4 8TB

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |                                                                                                                                                                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>24/01145/DOC</b>                                                                                                                                                                                                                                       |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                                                                                                                                                           |
| <b>Proposal:</b>         | <b>Submission of details to comply with conditions 3 (Materials), 4 (Biodiversity), 5 (Landscaping), 7 (No external lighting), 9 (Extent of necessary rebuilding and repair works) and 11 (Finished Floor Levels) of planning permission 24/00225/FUL</b> |
| <b>Location:</b>         | <b>Harwood Fields Farm, Castle Hill Road, Heywood, BL9 6UL,</b>                                                                                                                                                                                           |

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 works to the elevations or roof of the building shall take place until samples (on site) and full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority, including:

- Windows to be timber or aluminium
- Doors to be timber
- Roof lights to be conservation style (set flush with roof)
- Rainwater goods to be cast metal painted black
- Cladding to be timber such as larch
- Roof to be natural slate

Such details shall include the type, colour and texture of the materials and samples shall be displayed on the site for inspection. The development shall be carried out in accordance with the approved details.

Reason: Insufficient details have been submitted with the application, and in the interests of amenity and in compliance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Officer Response:**

**The proposed materials, with the exception of the conservation style rooflight and natural blue slate roof tiles, are not in accordance with the details provided**

**within the condition and are unacceptable. The submitted details are not approved.**

**No justification has been provided for the use of UPVC and plastic rainwater goods. It is noted that the neighbouring property at No 4 was approved under 14/00700/FUL and a condition was secured for details of materials, however no evidence is available of this being discharged.**

- 4 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwelling and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Officer Response:**

**The submitted information regarding biodiversity enhancements, such as:**

**-Habibat Access Boxes, Habibat  
-Integrated Sparrow Box, Vivara Pro Woodstone House Sparrow Nest Box, Wildcare Ltd**

**as detailed on the 'Planning statement for discharge of conditions' prepared November 2023, received by the Council 18/11/2024, is accepted and approved. Development shall be carried out in accordance with the approved details and retained thereafter.**

- 5 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.. 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 first occupation of the development hereby permitted, whichever is the sooner. 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: Insufficient details have been submitted with the application, and 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 Policy G6 and G7 and the National Planning Policy Framework.

**Officer Response:**

**The submitted landscaping plan, provided on submitted document 'Proposed Landscaping, Ref: SR.141124.A, is accepted and approved. The development shall be carried out in accordance with the approved details.**

- 7 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 and the National Planning Policy Framework.

**Officer response:**

**The condition is a compliance condition and thus only requires submission of details should external lighting be proposed. As no details of external lighting have been proposed at this stage, the condition is not discharged.**

- 9 No works to the elevations of the building (except demolition) shall take place until plans to show the extent of necessary rebuilding and repair works having regard to the submitted Engineering Report 9179 ref 24.11.2024 MP/CH - Prepared by Michael Pooler Associates Limited have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: Insufficient detail is provided on the submitted drawings, and in order to comply with Green Belt policy G4 of the Rochdale Core Strategy, JP-G9 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

**Officer Response:**

**No elevation plans have been submitted to show the extent of the necessary rebuilding and repair works, as such the condition cannot be discharged. A further submission will be required for details of this to be provided prior to works to elevations of the building.**

- 11 No works to the elevations of the building (excluding demolition) shall commence until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

**Officer Response:**

**The submitted information does not provide details of the ground levels to the adjoining site. Additionally the proposed site plan submitted does not show the approved whole site of the amenity area, and is as such inaccurate. Surrounding proposed ground levels are required.**

Yours faithfully,

Melanie Hale  
Head of Planning Services