



MCK Associates
MCK Associates Limited
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01377/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 9 (biodiversity enhancement), 15 (off site highway works) and 16 (20mph zone) on planning permission 20/01429/FUL
Location:	Land Off , Nixon Street, Rochdale, OL11 3JB,

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

Conditions and Reasons:

- 9 No above ground works shall take place until a scheme of biodiversity enhancements for the site in accordance with the mitigation measures set out in the Ecological Survey and Assessment (Erap Ltd, October 2020, Version 1) has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the approved biodiversity enhancement measures within that plot have been installed in accordance with the approved detail.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: a scheme of biodiversity enhancements (Erap Ltd, Figure 1, v1 dated 13.9.2021) for the site in accordance with the mitigation measures set out in the Ecological Survey and Assessment (Erap Ltd, October 2020, Version 1) has been submitted to the Local Planning Authority. No dwelling shall be occupied until such time as the approved biodiversity enhancement measures within that plot have been installed in accordance with the approved detail.

- 15 No development, other than site clearance and preparation, shall take place until a scheme for the off-site highway works including the provision of traffic calming measures along Nixon Street and timescales for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be

carried out in accordance with the approved scheme and timescales for implementation.

Reason: To ensure adequate provision of infrastructure to serve the development in the interests of highway and pedestrian safety and the safety of other users of the highway in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure safe pedestrian connections during construction and operation of the development.

OFFICER RESPONSE: a scheme for the off-site highway works including the provision of traffic calming measures along Nixon Street and timescales for implementation, has been submitted to the Local Planning Authority. The Highways department has confirmed that the details are acceptable. The development shall be carried out in accordance with the approved scheme and timescales for implementation.

- 16 No part of the development shall be occupied until a scheme for the self-enforcing 20 mile per hour zone into and throughout the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of highway safety in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: a scheme for the self-enforcing 20 mile per hour zone into and throughout the development hereby approved has been submitted to the Local Planning Authority. The Highways department has confirmed that the details are acceptable. The development shall be carried out in accordance with the approved scheme.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services