



PLANNING AND DEVELOPMENT

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Date: 7 March 2025

Mr Dennis Burr
Burr Design Associates Limited
1 Top of the Hill. Colden
Colden
Hebden Bridge
HX7 7PJ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01045/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 3 (materials) and 8 (bat activity reports) of planning permission 23/00318/FUL
Location:	Tithe Barn , 212 Lower Lane, Rochdale, Rochdale, OL16 4PT

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 (or demolition/removal) shall take place until samples and / or full specifications of all materials to be used externally and internally on the buildings 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 Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: As no details of the materials have been submitted.

Officer Response: The Materials Report by Burr Design Associates, Ref: 1202-MR-01, received by the Local Planning Authority on 31st October 2024 and additional information received by email on 4th February 2025, 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.

- 8 No development shall commence on site (including demolition or preparatory works) until two bat activity surveys (emergence at dusk or to return-to-roost at dawn) of both buildings and the north-facing gable end of the house have been submitted to, and approved in writing by, the Local Planning Authority. The bat activity surveys shall be undertaken in both the first and second half of the accepted bat survey period (May to

August/September) inclusive and to separate then by at least a month, leaving enough time for a third before the end of September if necessary.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the Core Strategy.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any works on site.

OFFICER RESPONSE: The Bat Survey Report (preliminary day-time survey) by Angela Graham Bat Consultancy Service Limited, Survey Date: 9/5/23, Report Date: 16/5/23, the Second dusk emergence survey by Angela Graham Bat Consultancy Service Limited, Survey Date: 16/7/24, Report Date: 27/7/24 and the Dusk emergence survey by Angela Graham Bat Consultancy Service Limited, Survey Date: 24/5/24, Report Date: 1/6/24, received by the Local Planning Authority on the 21st October 2024, have been reviewed and are considered acceptable.

Subject to the works being carried out in complete accordance with the Conclusions and Recommendations (pages 7 and 8) in the Second dusk emergence survey by Angela Graham Bat Consultancy Service Limited, Survey Date: 16/7/24, Report Date: 27/7/24, including the recommendation that 'no further survey work is needed, unless the development is not underway by May 2025, in which case an updated internal and bat activity survey will be required', the condition will have been complied with.

Yours faithfully,

Melanie Hale
Head of Planning Services