



Mr Richard Wheeldon
Ryecroft Plant Hire Ltd
Ryecroft Farm
Rochdale Road East
Heywood
OL10 1RJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00366/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Surface Water Drainage) and 4 (Soft Landscaping) of planning permission 20/00136/FUL (Extension of existing building used for storing plant machinery and equipment)
Location:	Ryecroft Farm, Rochdale Road East, Heywood, OL10 1RJ,

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 detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of surface water from the site, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter

Reason: 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 Core Strategy, Policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: No detailed drainage information has been submitted. 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.

Officers Response: The Councils Drainage officer has confirmed the details submitted in drawing 1909-L10-01 Rev B related to **condition 3 are approved. Works shall be carried out in accordance with the approved document prior to occupation of the development and retained thereafter.**

- 4 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of the soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the planting plans, specifications and schedules (including planting and maintenance specifications, cross-section drawings, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period), 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 P3, DM1 and G7 of the Core Strategy and the National Planning Policy Framework.

Officer Response: The details submitted in drawing 1909-L10-01 Rev B relating to **condition 4** are insufficient to comply with the requirements of Condition 4(a). Further details on the proposed hedgerows shall be submitted prior to occupation of the development in order to comply with the requirements of this condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services