



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Tom.Hiles@Rochdale.Gov.UK
Our ref: 24/00771/DOC
Enquiries to: Tom Hiles
Direct Line: (01706) 925966
Date: 7 November 2024

Mr John Matthews
Eccleston Homes Ltd
101 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00771/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 13 (approval of security measures), 14 (approval of pumping station details), 15 (approval of ev charging points), 16 (SUDS management maintenance), 17 (approval of external lighting), 19 (WSI completion), 21 (approval of parking areas) and 22 (approval of 20mph zone) on planning permission 23/01345/VRCON
Location:	Land South Of Langley Lane And West Of Silver Birch Stables , Birch, Middleton,

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

Conditions and Reasons:

- 13 No development above slab level shall take place until full details of the proposed physical security measures listed in Section 4 of approved Crime Impact Statement (ref: 2021/0076/CIS/02 rev A) have been submitted to and approved in writing by Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.
Reason: In order to ensure that the development is safe to use and access and to reduce the risk of crime, in accordance with Core Strategy Policy C3 and the National Planning Policy Framework.

The details submitted to discharge condition 13, set out on the submitted letter from Eccleston Homes dated 7th August 2024, are approved.

- 14 No development above slab level shall take place until full details of the pumping station have been submitted to and approved in writing by the local planning authority. The pumping station shall be constructed in accordance with the approved details.
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Places for Everyone policies JP-S1 and JP-H3, policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The details of the pumping station, as indicated on the following submitted drawings, are approved:

- 18070/159/1 Rev A – Pump Station Compound
- 23-077-1 – General Arrangements of 2 Submersible Sewage Pumps
- 23-077-2 – Foul Water Pumping Station Kiosk & Plinth Details

- 15 No above ground works shall take place unless and until a scheme for the installation of electric vehicle charging points with a minimum power rating output of 7Kw, universal sockets and at least mode 3 or equivalent, at a rate of one charge point per five car parking spaces, to include timescales for implementation, is submitted to and approved in writing by the Local Planning Authority. The approved car charge point scheme shall be implemented in accordance with the approved details and timescales for implementation.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.

The details of EV charging points are approved. For the avoidance of doubt the approved details are as shown on:

- Drawing 103 Rev F – Materials & Enclosures Plan
- QUBEV SMART charger data sheets

- 16 No dwelling shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development is submitted to and approved in writing by the local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, in accordance with Policy JP-S5 of the Places for Everyone joint development plan, Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

The details of sustainable drainage management and maintenance are approved. For the avoidance of doubt, the approved details are as shown on the following documents/drawings:

- Sustainable Drainage Management & Maintenance Plan Rev A, dated October 2024
- Drawings titled Section 38 Agreement Plan, Section 104 Agreement Plan (Rev A)
- Drawing no 18070/155/1/ Rev B – Plot Drainage

- 17 No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. Such details shall:

- set out the position and height of means of lighting on the building or site and its lux plot and luminance, angle of installation and any hoods to be fixed to the lights
- provide lighting contour plans to demonstrate clearly any impacts on the Whittle Brook Corridor;
- specify frequency and duration of use.

The approved scheme shall be implemented prior to occupation of the dwellings and in accordance with the approved details and retained as such thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy JP-G9 of the Places for Everyone joint development plan and Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The scheme of external lighting as set out in the submitted Lighting Impact Statement, (including the drawings indicating external lighting arrangements and lighting product details), is approved.

- 19 The development hereby approved shall not be occupied until the archaeological site investigation has been completed in accordance with the programme set out in the Written Scheme of Investigation (approved under discharge of condition application ref 23/00640/DOC) and provision made for the completion of all elements of that programme.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The Archaeological Evaluation issued by CFA Archaeology and the email from GMAAS dated 30.11.2023 are noted. The requirements of condition 19 are satisfied.

- 21 No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking areas shown on the approved plans shall be constructed in accordance with the approved details before the associated development is first occupied, and shall be retained thereafter for their intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with policies T2, DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

The submitted details of the design and construction of the parking areas are approved. For the avoidance of doubt the approved details are as shown on the following drawings:

18070/155/1 Rev B Plot Drainage
18070/153/1 Rev B Typical Road Construction Details
18070/153/2 Typical Road Construction Details 2

- 22 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.

The submitted details of the self-enforcing 20 mph zone are approved. For the avoidance of doubt the approved details are as shown on the following drawing:

18070/153/1 Rev B Typical Road Construction Details

Yours faithfully,

Melanie Hale
Head of Planning Services