



Mr Jake Crompton
Countryside Properties (UK) Ltd
Countryside Properties (UK) Ltd
301 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01213/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials schedule), 10 (bird and bat strategy box), 12 (site levels) , 23 (soft and hard landscaping) and 24 (steps)on planning permission 20/01401/AM
Location:	Land at Royle Road, Rochdale

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 the approved details in the Materials Schedule (SK537-MAT-Rev L), prior to above ground works, samples of the brick shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Core Strategy Policy P3 and the National Planning Policy Framework

Decision: The details of materials as set out on the submitted materials schedule ref.SK537-MAT-Rev Q comprising the proposed bricks "Wienerberger Kansas Red Multi," "Wienerberger Colorado Red Multi," "Wienerberger Arizona Yellow," "Wienerberger Windmill Golden Multi," "Forterra Moray Red Mixture," "Forterra Ranoch Red Multi," and proposed roof tiles comprising "Wienerberger Santoft Dual Calderdale Dark Grey," "Wienerberger Santoft Dual Calderdale Rustic," and "Wienerberger Santoft Dual Calderdale Rustic," is accepted.

To comply with the requirements of the condition, the only the approved materials shall be used in the construction of the approved buildings as set out within the approved materials schedule.

- 10 Prior to construction of any dwellings hereby approved, a bird and bat box strategy shall first be submitted to and approved in writing by the Local Planning Authority. The faunal boxes shall be installed in accordance with the approved strategy prior to first occupation of any dwelling and shall be retained thereafter.

Reason: To ensure that the development contributes to biodiversity is in accordance with Core Strategy Policy G7 and the National Planning Policy Framework.

Decision: The details of bat and bird boxes as set out on the submitted plan ref. 80-408 005 "Bat and Bird Box Plan" by e3p dated 27/04/2022 is accepted. The approved scheme of bat and bird boxes shall be implemented either within a strategy which is first submitted to and approved in writing by the Local Planning Authority, or prior to the first occupation of any dwelling and shall be retained thereafter in order to comply with the requirements of the condition.

- 12 No development shall take place until details of existing and finished site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Reason for pre-commencement: Development levels are required prior to ground works taking place.

Decision: The details of levels as set out on the following plans are approved:

- External Works Layout - Sheets 1 - 5:
 - o Sheet 1 - dwg no. 30522/8/1 Rev D
 - o Sheet 2 - dwg no. 30522/8/2
 - o Sheet 3 - dwg no. 30522/8/3 Rev C
 - o Sheet 4 - dwg no. 30522/8/4 Rev A
 - o Sheet 5 - dwg no. 30522/8/5 Rev A
- Works to Slope - dwg no. PMCE-537-ENG-SW-01 Rev A

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 23 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a soft and hard landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of all hard surfaces, including the material, demarcation and colour variations to the car parking surfaces, and their plot positions and the material and colour variations to the highway surfacing and positions, and footpath surfacing and sub-structure. The development shall be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with Core Strategy Policy P3 and the National Planning Policy Framework.

Decision: The details of soft and hard landscaping as set out on the following plans are approved:

- Royle Road Landscape Detail - Sheets 1 - 5
 - o Sheet 1 - dwg no. 5904.02
 - o Sheet 2 - dwg no. 5904.03
 - o Sheet 3 - dwg no. 5904.04
 - o Sheet 4 - dwg no. 5904.05
 - o Sheet 5 - dwg no. 5904.06
- Royle Road Tree Planting Detail - dwg no. 5904.07
- External Finishes - Sheets 1 - 9
 - o Sheet 1 - dwg no. SK537-EXT-01 Rev F
 - o Sheet 2 - dwg no. SK537-EXT-02 Rev D
 - o Sheet 3 - dwg no. SK537-EXT-03 Rev E
 - o Sheet 4 - dwg no. SK537-EXT-04 Rev F
 - o Sheet 5 - dwg no. SK537-EXT-05 Rev E
 - o Sheet 6 - dwg no. SK537-EXT-06 Rev E
 - o Sheet 7 - dwg no. SK537-EXT-07 Rev E
 - o Sheet 8 - dwg no. SK537-EXT-08 Rev E
 - o Sheet 9 - dwg no. SK537-EXT-09 Rev F

The development shall be carried out in complete accordance with the approved details and shall be retained thereafter in order to comply with the requirements of the condition.

- 24 No above ground works shall take place until full details of steps including material, appearance, handrail details, numbers of steps, locations on the houses, and details of the houses at which the steps would be positioned, shall be submitted to and approved in writing by the Local Planning Authority. The steps shall be provided in complete accordance with the approved details and shall be retained as such thereafter.

Reason: In the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the National Planning Policy Framework.

Decision: The details of steps and handrails as set out on the following plans are accepted:

- External Works Details - Sheets 1 - 5
 - o Sheet 1 - dwg no. 30522/8/1 Rev D
 - o Sheet 2 - dwg no. 30522/8/2
 - o Sheet 3 - dwg no. 30522/8/3 Rev C
 - o Sheet 4 - dwg no. 30522/8/4 Rev A
 - o Sheet 5 - dwg no. 30522/8/5 Rev A
- Engineering Details - Steps - dwg no. CPED-D-04.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services