



PLANNING AND DEVELOPMENT

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Mr Graham Newton
Den Architecture Ltd
8 Wharf Street
LEEDS
West Yorkshire
LS2 7EQ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00068/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 9 (materials), 10 (windows doors, roof lights), 11 (pipework meter boxes and flues), 12 (landscaping), 13 (biodiversity enhancement), 14 (access), 15 (refuse/recycling store) and 16 (boundary treatments) on planning permission 22/00253/FUL
Location:	Moss Lea , 7 Starkey Street, Heywood, Rochdale, OL10 4JS

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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) 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 the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The materials comprising Twice Weathered Buff Coping Stone, Spanish Slate, Staffordshire Slate Blue Brick, Anglian Red Stock Brick are accepted. Only the approved materials shall be used in order to comply with the requirements of the condition.

- 10 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The materials comprising 'Dark Grey UPVC Window' and 'Velux Rooflight - Top Hung' is accepted and the details as shown on the plans ref. 3402-DEN-A-XX-DR-A-6101 Rev. B 'Block A - Large Scale Details Sheet 2' and 3402-DEN-A-XX-DR-A-6102 Rev.A 'Block A - Large Scale Details Sheet 3' are also accepted.

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

- 11 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details shown on the submitted elevation drawings are accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 12 The landscaping for the development hereby approved shall be carried out in accordance with the plan "Soft Landscaping Proposals" ref. J220424-GC-L-DR-3-001 by Ground Control within a timing / phasing of implementation first agreed in writing with the Local Planning Authority, or within the next planting season following first occupation of the development hereby approved, whichever is the sooner.

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 Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Decision: The details of landscaping as shown on the plan 'J220424-GC-L-DR-3-001 Soft Landscape Proposals Plan' is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 13 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

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

Decision: The details of biodiversity enhancement comprising swift boxes and bat boxes as set out on the plans '3402-DEN-A-XX-DR-A-4100 rev. G - Block A - Elevations Sheet 1 of 2', '3402-DEN-A-XX-DR-A-4101 rev. G - Block A - Elevations Sheet 2 of 2' and '3402-DEN-A-XX-DR-A-4200 rev. B - Block B - Elevations' is accepted.

The Bird and Bat Boxes as detailed on the approved plans shall be installed prior to the first occupation of the approved development in order to comply with the requirements of the condition.

- 14 No above ground works shall take place until a detailed design for the vehicular access from Starkey Street, parking spaces and access road serving the development hereby approved, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary), has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and made fully available for use prior to the first occupation of the approved dwellings and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the junction with Starkey Street, access road into the site and parking spaces as set out on the plan '3402-DEN-ZZ-ZZ-DR-A-1001 rev. D Proposed Site Plan' is accepted. The development shall be carried out in accordance with the approved details and made available for use prior to the first occupation of the approved development in order to comply with the requirements of the condition.

- 15 No part of the development shall be occupied until such time as details for the design of refuse/recycling bin store as shown on the approved site plan has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The details of refuse storage as shown on the plan ref. '3402-DEN-ZZ-ZZ-DR-A-1003 rev. B Proposed Bin and Bike Store Details' is accepted. The bin store shall be constructed in accordance with the approved details and made available for use prior to the first occupation of the approved development in order to comply with the requirements of the condition.

- 16 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of boundary treatments as shown on the plan ref. '3402-DEN-ZZ-ZZ-DR-A-1002 rev. B Proposed Boundary Treatments' is accepted. The boundary treatments shall be constructed in accordance with the approved details and made available for use prior to the first occupation of the approved development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services