



PLANNING AND DEVELOPMENT

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Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
Cheshire
WA14 1ES

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00217/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 7 (Pre-Commencement - Small Mammals RAMS), 10 (drainage), 12 (levels), 16 (access), 19 (biodiversity enhancement) and 21 (lemp) on planning permission 21/01796/FUL
Location:	Marina Ropeworks, Brunswick Street, Heywood

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

Conditions and Reasons:

- 7 No development shall take place (including any site clearance, demolition or preparation works) until a reasonable avoidance measures statement for hedgehog and other small mammals has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved statement thereafter.

Reason: In order to minimise potential risk to protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: site clearance poses a potential threat to protected species of small mammal and protective measures must therefore be agreed in advance.

Decision: The submitted report "Hedgehog Reasonable Avoidance Measures Method Statement" By TEP ref. 10305.001 and dated February 2024 is accepted. The contents of the method statement shall be strictly adhered to throughout the construction phase of the development in order to comply with the requirements of the condition.

- 10 No development (other than demolition) shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National

Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The submitted drainage scheme is not accepted. A further submission will be required to provide details of a suitable drainage scheme in order to comply with the requirements of the condition.

- 12 No development (other than demolition) shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to 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 Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The details of external levels and finished floor levels as set out on the plan "External Levels & Features Plan" ref. 23248-BGC-D-101 rev.A by Banners Gate dated January 2024 is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 16 No above ground works shall take place until a detailed design for the vehicular access from Wesley Street and Brunswick Street, parking spaces and access road serving the development hereby approved (including any foot ways), 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 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 access as set out on the submitted plans "100 - S38 - Section 38 Agreement Plan" and "Brunswick Street - Hard Landscaping Layout - Rev D" are accepted. The development shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 19 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 set out within the submitted Biodiversity Enhancement and Management Plan ref. 10305.003 dated February 2024 is accepted. The measures set out in the approved document shall be carried out in full prior to the first occupation of the approved development in order to comply with the requirements of the condition.

- 21 No part of the development shall be occupied until such time as a Landscape Ecological Management Plan for the vegetated area fronting Hill Street has been submitted to and approved in writing by the Local Planning Authority. The plan shall cover all necessary shrub clearance and tree works. The development shall be carried out in accordance with the approved LEMP thereafter.

Reason: To ensure that the adjacent dwellings receive adequate access to natural light without undue harm to the ecological and visual contribution of this part of the site and in accordance with Policies G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted Landscape Ecological Management Plan ref. 10305.002 by TEP dated February 2024 is accepted. The development shall be carried out in accordance with the approved document in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services