



Mr Mark Bridge
Lancaster Maloney Martin Limited
Equitas House
Unit 6 Station View
Rhino Court
Stockport
SK7 5ER

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00782/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (Materials), 5 (Tree Protection) 6 (Paving), 7 (Landscaping) and 8 (CMS) of planning permission 23/00214/FUL (Installation of temporary single-storey modular unit with associated hardstanding access pathway and erection of 1.8m high boundary fencing and gate, following removal of existing external store)
Location:	St Cuthberts Rc Business And Enterprise College , Shaw Road, Rochdale, OL16 4RX

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

Conditions and Reasons:

- 4 The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and as per annotations within drawings:

Proposed External Gate Elevation - P07
Proposed Site Plan - P03
Proposed Layout Plan (Partial) P05
Proposed Unit Layout Plan & Elevations P06

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

Officer Response: The condition is a compliance condition, no information has been submitted requesting this to be altered, and as such no approval of details is required.

- 5 No development shall commence until a Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. The TPP shall include:

a) Location and installation of services/ utilities/ drainage.

- b) Details of any construction within the RPA or that may impact on the retained trees.
- c) A full specification for the installation of any boundary treatment works.
- d) Tree protection measures during construction indicated on a TPP and construction and construction activities involving excavation clearly identified as prohibited in this area.

The development shall be carried out in accordance with the approved TPP.

Reason for pre-commencement condition: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The submitted Tree Protection Plan prepared by Bowland Tree Consultancy Ltd August 2023, is acceptable and is approved. The development shall be carried out in accordance with the approved Tree Protection Plan.

- 6 The temporary building hereby approved, shall not be occupied until the paving has been constructed in permeable paving, in accordance with "Section through Proposed Permeable Paving" drg ref. P08-A by LMM dated 5th May 2023.

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

Officer Response: The condition is a compliance condition, no information has been submitted requesting this to be altered, and as such no approval of details is required.

- 7 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of replacement planting works of trees and hedges/shrubs, have been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

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.

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 compensate for the recent loss of mature trees and 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 Policies G6 and G7 and the National Planning Policy Framework.

Officer Response: No landscaping plan has been provided and therefore there are no details to be approved.

8 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and;

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Officer Response: The submitted Construction Management Plan prepared by Wade Group, is . The development shall be carried out in accordance with the approved Construction Management Plan.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services