ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 24 November 2020

Mr Malcolm Percy
Building Design and Planning Consultancy
5 Chorley Green Farm Barns
Nantwich Road
CHORLEY
CW5 8JR

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01013/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3, 5, 11, 12, 13 and 16 of planning permission 16/01279/FUL**
Location:	**Former High Birch School, Bolton Road, Rochdale, OL11 4RA, ,**

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 any description of materials in the application no above ground construction works shall take place until samples and full specifications of materials to be used externally on the dwellings 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The proposed materials as detailed within the submitted Schedule of Materials received on 13.10.2020, together with either natural or cast stone windowsills, are approved. Only these materials shall be used on the external surfaces of the development to comply with the requirements of the condition.

5 No development shall take place until details of existing and finished site levels and finished floor levels for the proposed buildings relative to 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 proper planning, 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: As the proposals require ground works and engineering works an understanding of site levels will therefore be necessary

prior to commencement of any building or engineering works on site. Finished floor levels are intrinsically linked to site levels.

Decision: The proposed finished floor levels as shown on drawing no. 1859.19 'Boundary Details; Finished Floor Levels & Landscaping' dated June 2020 are approved. The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

11 Prior to the occupation of any dwelling hereby permitted, details of the construction and design of refuse recycling/bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be provided and made available for use before the first occupation of any dwelling relevant to that facility and the approved facility retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance with Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed bin storage details are approved. The development shall not be carried out other than in accordance with these details to comply with the requirements of the condition.

12 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, including a scheme for the provision of brick boundary walls to the side and rear boundaries of plots 2 and 3, 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 in perpetuity.

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

Decision: The details of the proposed boundary treatments as shown on drawing no. 1859.19 'Boundary Details; Finished Floor Levels & Landscaping' dated June 2020 are approved. The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

13 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works and elements to include for loss of trees, shrubs and bird nesting habitat.

(b) 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.

(c) 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 Policy

P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed landscaping details as shown on drawing no. 1859.19 'Boundary Details; Finished Floor Levels & Landscaping' dated June 2020 are approved. The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

16 Details of bird and bat boxes to be provided in the development shall be submitted to the Local Planning Authority for approval in writing prior to above ground works first taking place. Prior to first occupation of each dwelling, any bird and bat boxes associated with that dwelling shall first have been installed in accordance with the approved details. Thereafter, the approved ecology enhancement measures shall be retained in perpetuity in accordance with the approved details.

Reason: To safeguard any protected species which may either live or forage within the site, in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed details of 'Beaumaris' bat boxes to be fitted at the top of the gable wall of each property, in addition to the landscaping scheme as shown on drawing no. 1859.19 'Boundary Details; Finished Floor Levels & Landscaping' dated June 2020 to provide habitat for nesting birds are approved. The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council