ROCHDALE BOROUGH COUNCIL

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Our ref: 20/01378/DOC
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Date: 5 January 2021

Mrs Donna Barber
Eden Planning and Development Ltd
6 The Downs
Altrincham
WA142PU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01378/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions, 4 (lighting), 6 (drainage), 7 (landscaping implementation) and 8 (levels) on planning permission 20/00782/FUL**
Location:	**Land East Of Fletcher Road Adj To , Former Smithy Bridge Care Home, (at Barke St, Littleborough OL15 8QN),**

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 No external lighting shall be installed on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and in compliance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

You have identified that lighting would comprise low level lighting bollards, as annotated on Drawing no. 4557/13 (Hardworks). No details of these lighting bollards have been submitted with the application and as such the requirements of condition 4 are not currently satisfied.

6 No development shall commence until a detailed proposed works plan drawing, including any paved surfacing has been submitted to and approved in writing by the local planning authority.
Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall ensure that surface water runoff from the site is not adversely increased.

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.

Surfacing and drainage details are submitted under the following plans:

- Coloured Landscape Masterplan, Drawing no. 4557/11/ Revision B
- Sections, Drawing no. 4557/15

The detailed Landscape proposals include an 'ephemeral pond' to capture runoff within the site. Although there is quite a bit of gravel paving that is less permeable than present, the planned planting will increase water uptake by plants and the Council's Drainage Officer has advised that the proposals would provide a good method of ensuring that rainfall runoff does not leave the site.

The surfacing and drainage details submitted are acceptable. Subject to full implementation of the submitted details, condition 6 is currently satisified

7 The landscaping works shown on the approved plans [ref. Landscaping Strategy Drwg no.4] shall be carried out in accordance with the approved details and in accordance with a timing / phasing arrangement to be approved by the Local Planning Authority or within the first planting season following the 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 ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1, G5 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted document Landscape & External Works Schedule of Works - ref.4557/NBS, does not include a detailed schedule for the timing of works (it details the sequence of works but not when they will take place). Unless further details for timing/phasing arrangements are submitted to the Local Planning Authority and approved in writing, the landscaping works shall be carried out in accordance with the approved details within the first planting season following the final occupation of the development hereby permitted.

8 No site works or development shall commence (other than site clearance works) until details of the levels of the landscaping works and footpaths relative to the adjoining land and highway(s) and in comparison to the existing land, and any other changes proposed in the level of the site, has first been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvements in accordance with Core Strategy policies DM1, P1 and P3

Reason for pre-commencement: information pertaining to the existing levels on site is required prior to the development taking place.

The proposed levels are shown on the following drawings:

- Hardworks, Drawing no. 4557/13
- Groundworks and Drawing, Drawing no. /4557/12
- Coloured Landscape Masterplan, Drawing no. 4557/11/ Revision B
- Sections, Drawing no. 4557/15

These levels are acceptable and subject to the developmen being completed in accordance with the submitted plans, condition 8 is satisfied.

Yours faithfully,



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Signed on behalf of the Council