



PLANNING AND DEVELOPMENT

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Nigel Longshaw
A.J.Cocker Associates
New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00338/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials), 4 (Window and Door Specification), 6 (Drainage), 9 (Bird Nesting), 10 (Tree Protection), 11 (Landscaping) and 12 (Phase 1 PRA Report) of planning permission 22/00742/FUL (Erection of one pair of semi-detached dwellings including formation of new vehicular access from Woodheys Road), , Proposals drawing H479-01-A, JCA - Arboricultural Method Statement, JCA - 21922 Nesting bird survey, T.J.Booth - Site investigation phase 1,2 and 3., T.J.Booth - Drainage Proposals., T.J.Booth Drainage calculations, 1,2 and 3, Proposed materials - 27-4-23
Location:	Land Rear Of 2-4 Merlin Close, Littleborough, Rochdale, OL15 0BX, , ,

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 / or full specification of materials to be used externally on the buildings 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 DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted materials schedule proposes the following:

- Roof slates - Marley Edgemere Interlocking Slate, smooth grey
- External Walls - Wienerberger Sunset Red Multi facing brickwork
- Windows - Black upvc
- Fascia's, Soffits, half round gutters and circular downspouts - Black upvc
- External Render - Weber MF - Monocouche fine texture in off white
- External door - Composite door with side light (design provided).

The details submitted are acceptable and subject to their use throughout, the requirements of condition 3 are satisfied.

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Window and door specification is shown on drawing no. H479-01-A. The details submitted are acceptable and subject to development in accordance with these details, the requirements of condition 4 are satisfied.

- 6 No development shall commence until a foul and surface water drainage scheme including surface water from paths & driveway areas has been submitted to and approved in writing by the local planning authority. Foul and surface water shall be drained on separate systems and if it is demonstrated that surface water needs to be discharged to the public sewer, then surface water and foul drainage shall only be combined at the sites final outfall chamber.

The drainage scheme for the development shall be in accordance with the National Planning Policy Framework (NPPF) hierarchy, in the following order of priority:

- o into the ground (infiltration);
- o to a surface water body;
- o to a surface water sewer, highway drain, or another drainage system;
- o to a combined sewer.

The surface water drainage scheme shall include:

- (i) Results of infiltration tests to determine infiltration capacity of the soils on the site.
- (ii) Details of the design of the permeable driveway and footpath paving and sub-base to attenuate surface water runoff.
- (iii) Details of any roof drainage soakaway, which must be not less than 5m from the building and the public road and not less than 2.5m from any boundary.
- (iv) Details of connections of drainage to public sewer and, if discharging rainwater to sewer, confirmation of approval of such, from United Utilities.

The duly approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

A Microdrainage Report and Drawing no. dwg-tjba-hoyle-woodheys road-130923, Revision 1, dated April 2024 have been submitted and reviewed as acceptable by the Council's Drainage Engineer.

Subject to the development being undertaken in accordance with the details shown on the above drawing, the requirements of condition 6 are satisfied.

- 9 No clearing of vegetation shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

A nesting bird survey (project no. 21922/JF) has been undertaken and submitted with this application. It found an active bird nest in one of the trees on the site. This tree shall not be removed until there are no active bird nests present (i.e. the young have all fledged). A repeated survey will be required by an ecologist to confirm this.

- 10 No development or works of site preparation shall take place until a scheme which demonstrates how the retained trees, as identified on drawing no. Mc241-02-A shall be protected from the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved scheme.

Reason: In order to protect the existing trees and hedges in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that the trees are protected from early construction and ground preparation works.

I am currently chasing The Greater Manchester Ecology Unit on the acceptability of the details submitted. I will contact you again once a response has been provided and I am able to advise if the details submitted are acceptable.

- 11 Notwithstanding the details shown on the approved plans, the dwelling hereby approved shall not be occupied until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the replacement tree planting with native species and shall include 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 compensate for loss of trees, shrubs and bird nesting habitat.

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 10 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 to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

A landscaping schedule is provided on drawing no. H479-01-A.

The tree species included in the landscape planting are ornamental varieties of native species. Whilst the preference would be for the native species to be used, given the location of the development in a residential/built up area there is no objection to the species proposed.

The details as submitted are acceptable and subject to the landscaping being undertaken in full accordance with the details set out in this condition and as shown on drawing no. H479-01-A, the requirements of condition 11 are satisfied.

- 12 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) to assess the actual and/or potential contamination risks at the site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the Phase 1 Report shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.
- Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.
- In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which shall be submitted to and approved in writing of the Local Planning Authority before first occupation.

Reason: To ensure that any contaminants on the site are appropriately identified and managed to protect the well-being and amenity of future residents and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Remedial measures to make the site suitable for development may be required prior to works commencing.

The following report has been submitted:

Geo Environmental Audit (Phase 1- Preliminary Risk Assessment, Phase 2 - Site Investigation and Phase 3 - Remediation Statement) prepared by TJ Booth Associates, Author - Daniel Slattery, Client - Hoyle Developments, Reference - rep-tjba-hoyle-woodheys rd-phs1+2+3-060923.docx

The submitted report is acceptable. Following completion of the measures identified in this approved report, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,

Melanie Hale
Head of Planning Services