



PLANNING AND DEVELOPMENT

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Our ref: 24/01223/DOC
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Date: 22 April 2025

Mr Richard Fletcher
Equilibrium Architects Ltd
3 Manchester Road
Bury
BL9 0DR
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01223/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 3 (affordable housing), 4 (nesting season), 5 (tree protection), 6 (japanese knotweed), 7 (CEMP), 8 (land contamination), 10 (drainage), 11 (levels), 12 (materials), 13 (pv panels), 14 (windows and doors), 15 (meter boxes) and 17 (biodiversity enhancement) on planning permission 23/01162/FUL
Location:	Land Off , Greenhill Road / Smethurst Street, Middleton, M24 2BB

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 No development shall take place until such time as a scheme for the provision of affordable housing on the site, in line with the definition contained in Annex 2 of the National Planning Policy Framework, has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall subsequently be provided in accordance with the approved scheme and retained as such thereafter.

For the avoidance of doubt, the scheme shall include the following:

- a) The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- b) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing, including the proposed mechanism for the recycling of subsidy to deliver additional affordable housing in the future;
- c) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced;

This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

Reason: For the avoidance of doubt and to ensure the delivery of a 100% fully affordable residential development.

Reason for pre-commencement condition: It needs to be confirmed prior to commencement that the development will be delivered as a 100% affordable housing scheme, as it is currently not subject to any planning obligations on the understanding that it will be developed for transfer to a registered social housing provider.

Decision: The 100% affordable tenure development is to be delivered for management by First Choice Homes Oldham, which is a strategic partner of Rochdale Borough Council. The LPA is therefore satisfied that the mix of Rent to Buy and Affordable Rent properties, with rents set at not more than 80% of Market Rent, is acceptable. A further application would be required should this arrangement change prior to delivery. The development shall not be carried out otherwise than with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- 4 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, Policy JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged. The applicant has stated in their submission that no clearance of any trees / shrubs will take place during the bird nesting season.

- 5 No development shall take place until the trees that are to be retained within the site have been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the recommendations contained within the approved Arboricultural Impact Assessment and Method Statement ref. MG/7270/AIA&AMS/AUG23 by TBA Landscape Architects, dated August 2023.

The necessary protection measures shall be retained throughout the construction phase of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: This is a compliance condition that does not need to be discharged. The applicant has confirmed in their submission that trees are to be enclosed with temporary protective fencing as per the condition requirements prior to commencement and throughout the duration of the works.

- 6 No development shall take place until such time as an invasive non-native species protocol has been submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: In accordance with adopted Places for Everyone joint development plan policy JP-G8 and policy G7 of the adopted Rochdale Core Strategy, in respect of ensuring the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Decision: The Japanese Knotweed Survey and Management Plan by Japanese Knotweed Specialists, ref. 123818, dated 25.11.24 is approved. The development shall not be carried out otherwise than in accordance with the approved details.

- 7 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) 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 noise, vibration and fugitive dust & debris both during and after the construction phase; and,
- f. measures to prevent the spread of mud including barrier protection and wheel washing facilities;
- g. reasonable avoidance measures for the protection of amphibians and mammals; and
- h. Details of construction hours which, for the avoidance of doubt, shall be limited to 08:00-18:00 Monday - Friday, 09:00-14:00 on Saturdays and no work on Sundays or Bank Holidays.

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: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

Decision: The submitted Construction Environmental Management Plan by Walker Homes dated 19.11.24 is approved. The development shall not be carried out otherwise than in accordance with the approved details.

- 8 Prior to commencement of the development and where the site characterisation has identified unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the remediation scheme shall consider the protection of controlled waters alongside any human health protection measures.

The approved remediation scheme shall thereafter be fully implemented. There shall be no variation of the approved remediation scheme unless otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the commencement of the permitted use/development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The site remediation strategy as outlined in the 'Remediation Strategy & Deployment Plan' by GeoAssist Limited, ref. 6127/VGH-RSDP v1.00, dated November 2024 is approved. Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared and submitted for the written approval of the Local Planning Authority prior to first occupation of any affected dwelling.

- 10 No development shall take place until such time as details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
- The drainage scheme shall include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge to public sewer of 5 l/s (if it is agreed that infiltration is discounted by the investigations); the rate shall be a reduction in the existing brownfield runoff rate of 50% of Qbar (average annual peak flow, 1 in 2.3 year storm return period).
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
 - (iv) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - (v) Mitigation measures to manage the risk of sewer surcharge where applicable.
 - (vi) Construction details for permeable paving including kerb edging and sub-base details i.e. cross-sections, if this type of paving forms part of the sustainable drainage system.
 - (vii) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

For the avoidance of doubt, foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and 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.

Decision: The submitted drainage details as shown on:

Drainage Layout drawing (1326-900-P6)
Section 104 Drainage Layout drawing (1326-901-P4)
Storm Sewer Design by BV Consulting, 1326 dated 09.10.24
Soil Infiltration Rate Test by GeoAssist, ref. 6127 VGH TP2 dated 17.08.23
Soakaway Test by Geo Assist, ref. 6127VGH rev. 1.00 dated July 2024
SUDS Management and Maintenance Plan

are approved.

Notwithstanding where drawing no. R-0836-PL09 Rev D -Proposed Site Plan has been accepted within this request, a further application made under Section 73 will be required in respect of the proposed change to driveway surfacing as shown on the Hard Paving Specification drawing (1326-903-P2) and the amended proposed site plan.

The development shall not be carried out otherwise than in accordance with these details.

- 11 No development (other than works of site preparation) 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.

The finished ground and floor levels as shown on S38 Highway Layout by Build Vision Consulting Engineers ref. 1326-902-P2, dated September 2024 is approved. The development shall not be carried out otherwise than in accordance with these details.

- 12 No above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include large scale drawings of brickwork detailing where it is proposed at a scale not less than 1:20. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The materials details contained within the submitted Materials Schedule are approved. The development shall not be carried out otherwise than in accordance with these details.

- 13 No Solar Photo-Voltaic Panels shall be installed in the dwellings hereby approved unless full details and specifications including large scale drawings at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of the proposed Solar PV panels as indicated on:

Solar PV Covering Text;
HI-MO LR5-54HTB (415-435m) Product Datasheet; and
GSE In-Roof System Product Datasheet

are approved.

The development shall not be carried out otherwise than in accordance with these details.

- 14 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision:

The submitted product specifications contained within the application and the window reveals section drawing PL40 - Typical Detail and R-0893-20 Rev. B are approved. The development shall not be carried out otherwise than in accordance with these details.

- 15 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any

pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision:

The meter box positionas and pipework details as shown on the following plans are approved:

R-0836-PL09 Proposed Site Plan 1:200 A1 Rev. D

R-0836-PL15 Proposed Plans & Elevations House Plot1 1:50 A1 Rev. B

R-0836-PL16 Proposed Plans & Elevations House Plot2 1:50 A1 Rev. B

The development shall not be carried out otherwise than in accordance with these details.

- 17 No above ground works shall take place until a scheme of biodiversity enhancements for the site as set out in Section 9.8 of the Preliminary Ecological Appraisal by Verity Webster Ltd dated August 2023 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 adopted Rochdale Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision:

The submitted Biodiversity Enhancement and Management Plan by Verity Webster dated October 2024 Rev. A is approved. The development shall not be carried out otherwise than in accordance with these details.

Yours faithfully,

Melanie Hale
Head of Planning Services