



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 23/00373/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
Date: 25 October 2024

MR FRANK SMITH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00373/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (windows and doors), 5 (sprinkler system), 9 (tree protection), 10 (landscaping), 13 (drainage) and 14 (RAMS) on planning permission 22/00801/FUL
Location:	Land To Rear Of Firgrove Gardens, Firgrove, Rochdale, Milnrow, OL16 3AF

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 building and for surfacing 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 having regard to the adjacent listed building in accordance with policies DM1, P1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The materials as set out in the following document(s)/plan(s) are approved:

- Letter (JCA Summary Document). Titled: 'Proposal: Erection of 4 no. dwellings and creation of pedestrian access following demolition of existing stables and garage buildings - Resubmission of 21/01704/FUL Location: Land To Rear Of Firgrove Gardens, Firgrove, Milnrow, Rochdale, OL16 3AF'. Your ref number:21.2449. Dated: March 2023. Received by email on 17/05/2024.

Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

- 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.

Decision: The following document(s)/plan(s) are approved:

- **Main Front Door Details. Drawing no: 21.2449.100**
- **French Door Details (Section X-X & Section Y-Y). Drawing no: 21.2449.101**
- **French Door Details. Drawing no: 21.2449.101**
- **Letter (JCA Summary Document). Titled: 'Proposal: Erection of 4 no. dwellings and creation of pedestrian access following demolition of existing stables and garage buildings - Resubmission of 21/01704/FUL Location: Land To Rear Of Firgrove Gardens, Firgrove, Milnrow, Rochdale, OL16 3AF'. Your ref number:21.2449. Dated: March 2023. Received by email on 17/05/2024.**

The windows and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

- 5 No above ground works shall take place until details of an internal sprinkler system, including details of its long term maintenance, has been submitted to and approved in writing by the local planning authority. The sprinkler system shall be installed in accordance with the approved details prior to the first occupation of the dwelling, and shall thereafter be retained.

Reason: In the interests of fire safety as the site is not easily accessible by a standard fire appliance and to accord with policy DM1 of the Core Strategy and the National Planning Policy Framework.

Decision: The following document(s)/plan(s) are accepted:

- **Letter (JCA Summary Document). Titled: 'Proposal: Erection of 4 no. dwellings and creation of pedestrian access following demolition of existing stables and garage buildings - Resubmission of 21/01704/FUL Location: Land To Rear Of Firgrove Gardens, Firgrove, Milnrow, Rochdale, OL16 3AF'. Your ref number: 21.2449. Dated: March 2023. Received by email on 17/05/2024.**

- 9 No development or works of site preparation shall take place until a scheme which demonstrates how the trees adjacent the northern site boundary 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.

Decision: The following document(s)/plan(s) are approved:

- **Arboricultural Impact Assessment and Arboricultural Method Statement. MMA Tree Consultancy. Dated: 20th January 2023.**
 - o **BS 5837 Tree Survey – Land at the rear of Firgrove Gardens – 20th January 2023.**
 - o **Tree Constraints' Plan, Land at rear of Firgrove Gardens. By MMA Tree Consultancy.**
 - o **Barriers and Ground Protection.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 10 Notwithstanding the details shown on the approved plans, the buildings 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.

Decision: The following document(s)/plan(s) are approved:

- **Proposed Landscaping Drawing. Drawing no: 21.2449.103B. Received by email on 17/05/2024.**
- **Proposed Site Plan. Drawing no: 21.2449.65B. Received by email on 17/05/2024.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 13 No development shall take place until 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 schemes 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) Details of flow attenuation measures, where appropriate, to maintain the existing (predevelopment) greenfield runoff rate from the site, or 5l/s to public sewer, if United Utilities agree to discharge to public sewer.
- (iii) Details of any soakaways, if this forms part of the sustainable drainage system.

- (iv) Foul and surface water shall drain on separate systems at least to the point of discharge from the site.
 - (v) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
 - (vi) Mitigation measures to manage the risk of sewer surcharge, if United Utilities Developer Services advise that this is necessary.
 - (vii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - (viii) Construction details for permeable paving, if this forms part of the sustainable drainage system.
 - (ix) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.
- 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 of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter.

Reason: To promote sustainable drainage in the interests of flood prevention and to protect the railway line from any unacceptable development and to ensure the protection of transport infrastructure, in accordance with policies G8 and DM1 of the adopted Rochdale Core Strategy 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 following document(s)/plan(s) are accepted:

- **Detailed Drainage Design. Reference: 270. Rev: V1**
- **Drainage Strategy Ref: 0207-DD-001**
- **Appendix D - Drainage Design.**
- **Proposed Landscaping Drawing. Drawing no: 21.2449.103B. Received by email on 17/05/2024.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

The drainage officer has advised that although the details provided are acceptable to discharge the condition, incorporation of SuDS source control should be further assessed during detailed design.

Network Rail have reaffirmed that the Soakaways as a means of storm/surface water disposal must not be constructed near/within 30 metres of Network Rail's boundary and the finalised Building/drainage plans are subject to Network Rail acceptance and if not installed to the submitted design then the possibility of reworking and Network Rail's time will be at your cost.

Prior to any work being undertaken Network Rail must be contacted.

Where any alterations are required to the drainage scheme, details will need be submitted again through a new discharge of condition application.

- 14 No development shall take place until a risk assessment and method statement (RAMS) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the RAMS shall consider all works to be undertaken within 10m of the operational railway and shall demonstrate safe methods of working, taking into account any potential impact on Network Rail land and the operational railway and shall also include; the provision of a minimum 1.8m high trespass proof fence and the details of any scaffolding works and a risk assessment

and method statement for the use of any vibro compaction machinery/piling machinery. The development shall thereafter be undertaken in accordance with the approved RAMS.

Reason: To protect the railway line from any unacceptable development and to ensure the protection of transport infrastructure, in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As any work on the site, including ground works, could have a potential impact on the safety of the operational railway.

Decision: The 'Risk Assessment and Method Statement' (dated: March 2023 and received by email on 17/05/2024) and 'Asset Protection Initial Enquiry Questionnaire' are accepted in relation to the planning condition.

As noted above Network Rail have reaffirmed that the Soakaways as a means of storm/surface water disposal must not be constructed near/within 30 metres of Network Rail's boundary and the finalised Building/drainage plans are subject to Network Rail acceptance and if not installed to the submitted design then the possibility of reworking and Network Rails time will be at your cost.

Prior to any work being undertaken Network Rail must be contacted.

Yours faithfully,

Melanie Hale
Head of Planning Services