



PLANNING AND DEVELOPMENT

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Date: 25 October 2024

Miss Katie Daniels
Euan Kellie Property Solutions Ltd
Neo, 9 Charlotte Place
Manchester
M1 4ET
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00675/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (landscape), 7 (bird and bat boxes), 10 (land stability) and 15 (refuse strategy) on planning permission 20/01093/FUL
Location:	1 Dobfield Road, Rochdale, Rochdale, OL16 3AW

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 5 No part of the development shall be occupied until a Landscape Plan, including details of all hard and soft landscaping, and planting species has been submitted to and approved in writing by the Local Planning Authority. The agreed landscape scheme shall be implemented in full throughout the course of the development and retained thereafter.

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 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details as set out in the following document/plan is approved:

- **Proposed landscape plan, residential development site. Drawing no: YD2_COU_LP001.**

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

- 7 No part of the development shall be occupied until a bird and bat box strategy, including 6no. bird boxes and 6no. bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full and retained thereafter.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

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

- **Bird and bat box specifications. Drawing no: YD2_DOB_LP00970.**
- **Proposed landscape plan, residential development site. Drawing no: YD2_COU_LP001.**

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

- 10 Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

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

- **Letter titled 'Proposed Housing Development Dobfield Road, Rochdale'. Prepared by Elliot Bond Consulting. Dated: 2 July 2024. Ref: EBC01070/LET03/PD.**
- **Geo-Environmental Site Investigation Report. Prepared by Earth Environmental & Geotechnical Ltd. Dated: April 2023. Report ref: A5182/22/SI/V3.**

- 15 No part of the development shall be occupied until a refuse collection strategy has been submitted to and approved in writing by the Local Planning Authority. The collection of refuse from the site shall be undertaken in accordance with the approved scheme thereafter.

Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Decision: The details as set out in the following document/plan is accepted:

Site Refuse Strategy Plan. Drawing no: 0520. Rev: B.

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

Yours faithfully,

Melanie Hale
Head of Planning Services