



PLANNING AND DEVELOPMENT

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Mr Jake Crompton
Stonebond Properties (Manchester) Ltd
Suite 5, Egerton House
Towers Business Park
Didsbury
Manchester
M20 2DX
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01258/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 Parts B,C and D (Archaeology), 13 (Materials), 14 (Widow/Door Specification), 15 (PV Panels and Pipework) and 18 (Bridge Works and Emergency Access) of planning permission 20/01170/OUT
Location:	Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, Rochdale,

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

Conditions and Reasons:

- 8 No development (other than the clearance of trees or shrubs) shall take place until the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) has been secured and which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:
- (a) A phased programme and methodology of site investigation and recording to include:
 - o targeted field evaluation trenching
 - o (depending upon the evaluation results) a strip map and record exercise
 - o targeted open area excavation
 - (b) A programme for post investigation assessment to include:
 - o analysis of the site investigation records and finds
 - o production of a final report on the significance of the archaeological and historical interest represented.
 - (c) Provision for publication and dissemination of the analysis and report on the site investigation.
 - (d) Provision for archive deposition of the report, finds and records of the site investigation.

(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Decision: the submitted report 'Archeological Evaluation and Mitigation' by Salford Archaeology ref. SA/2024/25 dated 12/12/24 is accepted. The requirements of the condition have been fulfilled.

- 13 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) 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 the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted materials schedule ref. SBM001-MS001-rev. B received by the Council on Monday 7th April is accepted. Only the approved materials shall be used in the construction of the development in order to comply with the requirements of the condition.

- 14 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, 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 visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted window details as set out on the plan 'Window Reveal Details' ref. SBM-TSD 4-06 and 'Accessible Threshold (Door) Details ref. SBM-TSD-3-04' together with the window specification 'P22 Optima System' from Conservatory Outlet Ltd is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 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, solar PV panels 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 visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details as set out on the plan 'Services Layout' ref. SBM-001-SerL01 and 'Gas & Electric Meter Box Details' ref. SBM-TSD-8-01 is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 18 No part of the development hereby approved shall be occupied until such time as a scheme for the repair of the bridge spanning Naden Brook and adjoining Greenbooth Road and full details of a controlled emergency access to the site have been submitted to and approved in writing by the local planning authority. The works shall be completed in accordance with the approved details prior to the first occupation of any dwelling.

Reason: In the interest of ensuring suitable access to the site in the event of an emergency and maintaining pedestrian permeability and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the repair of the bridge and installation of a controlled emergency access as set out on the plan 'Existing Bridge Remedials' ref. EDE-AJP-XX-00-DR-C-9000-P01 Rev. A is acceptable. The works shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services