



Mr Alec Drake
WSP
8 First Street
Manchester
M15 4GU

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00667/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (biodiversity enhancements), 9 (ecological precautionary measures), 13 (landscaping), 28 (lighting) and 30 (evcp) on planning permission 22/00830/VRCON
Location:	Birchenley Manor Equestrian Centre, Wildhouse Lane, Milnrow, Rochdale, OL16 3TW

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 dwelling shall be occupied until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes and bat boxes, in accordance with the mitigation measures set out in the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020) have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the approved biodiversity enhancement measures within that plot have been installed in accordance with the approved detail.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response: The biodiversity enhancement measures provided in the Bowland Ecology Report ref BOW17.1303 are approved. No dwelling shall be occupied until the approved biodiversity enhancement measures within that plot have been installed in accordance with the approved details.

- 9 No dwelling shall be occupied until a scheme and a timetable for achieving the precautionary measures as set out at Paragraph 5.2 of the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020) which shall include signposting and/or education boards within the South Pennine Moors has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the approved scheme has been installed in accordance with the approved timetable.

Reason: In the interests of best practice to limit negative impacts by increased recreational use in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response: The details within the Bowland Ecology Report ref BOW17.1303 are approved. No dwelling shall be occupied until such time as the approved scheme has been installed in accordance with the approved timetable.

- 13 No dwelling shall be occupied until a Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i. the long term management activities to maintain the woodland, hedgerow, ponds and wildflower grassland in good biodiversity condition;
- ii. management responsibilities
- iii. long term design objectives;
- iv. maintenance schedules; and
- v. a timetable for its implementation.

The Management Plan shall be retained as such thereafter and implemented in accordance with the approved details and timetable contained therein.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response: The details within the Landscape and Ecological Management Plan (LEMP) are approved. The LEMP shall be retained and implemented in accordance with the approved details and timetable contained therein.

- 28 No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority in accordance with the Lighting Assessment (Tempus, June 2020, Rev A). Such details shall include the full lighting calculations, the position and height of means of lighting on the building or site and its lux plot and luminance, angle of installation and any hoods to be fixed to the lights. The approved scheme shall be implemented prior to occupation of the dwellings and in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason. To prevent habitat disturbance of protected species, to limit visual impacts on the landscape and to ensure a satisfactory standard of development in accordance with Policies P3, G7 and G9 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officer response: The submitted Lighting Arrangement Plans (multiple) are approved. The approved scheme shall be implemented prior to occupation of the dwellings and in accordance with the approved details and retained as such thereafter.

- 30 No dwelling shall be occupied until a scheme for the installation of electric vehicle charging points with a minimum power rating of 7Kw, universal sockets and at least mode 3 or equivalent, has been submitted to and approved in writing by the Local Planning Authority. The approved car charge point scheme shall be implemented on each dwelling prior to its occupation.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.

Officer response: The Proposed EV Charging Points shown on drawing MILN-23-720 are approved. The approved charging points shall be implemented on each dwelling prior to its occupation.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services