



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00574/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (material samples), 5 (boundary treatments), 6 (hard landscaping) and 13 (invasive species) on planning permission 24/00959/FUL
Location:	Land Adjacent to Rochdale Road at Hillbank Street and Church Avenue, Middleton M24 2RB

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 Prior to the commencement of development, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and elevation materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: Through consultation with the Council's Urban Design Officer, the materials proposed on the submitted material schedule referenced 2501/JW REV B dated 3rd March 2025 are approved. The schedule of approved materials comprises:

1. The use of Weinerberger Heritage Blend facing brick for all elevations and brick detailing.
2. The use of Classic Buff York Stone for all stone headers, Cills and Plinths.
3. The use of spanish grey slate for all roof coverings.

4. The use of agate grey UPVC double glazed windows and doors.

5. The use of colour RAL 9005 for all 4 panel garage doors.

Only the approved materials listed above and as referred to within the submitted material schedule referenced 2501/JW REV B shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 5 Prior to the commencement of any development, full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: The proposed boundary treatments as shown on Drawing No's 2501-501 (Church Avenue), 2501-502 (Hillbank Street) and 2501-503 (Fence Detail) are approved.

Only the approved boundary treatments shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 6 Prior to the commencement of development, full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: The proposed hard landscaping as shown on Drawing No's 2501-504A (Landscaping Plan Church Avenue), 2501-505A (Landscaping Plan Hillbank Street) and Landscaping Material Schedule Referenced 2501-506/JW are approved.

The approved Landscaping Material schedule comprises:

1. Tarmac 1 - Tarmac Ultifastpave
2. Tarmac 2 - Tarmac Ultidrive
3. Marshall British Standard Curb Stones
4. Paving Type 1 - Vitripiazza Cava, Quartz Lucenta Porcelain Paving Slabs 600 x 600 x 20mm
5. Paving Type 2 - Marshalls Tactile Blister Paving Buff 450 x 450mm

Only the approved hard landscaping details above shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 13 Prior to any earthworks or vegetation clearance, a method statement detailing eradication or avoidance measures for invasive species such as Himalayan balsam should be supplied to and agreed in writing to the Local Planning Authority. This statement should include a management plan to avoid the spread of these and include an updated distribution map of the site. The agreed method statement shall be adhered to and implemented in full.

Reason: To eradicate invasive species and protect the biodiversity of the area.

Officer Response: The application is supported by a Japanese Knotweed Site Survey and Management Plan referenced JKE13601 Version 1 and dated 17th January 2025. Greater Manchester Ecology Unit (GMEU) were consulted on this application and they have confirmed that they have no issues with the recommended approach. Accordingly the GMEU have no objection to the discharge of this condition.

The GMEU did however also require further clarification on the unnamed Cotoneaster species which was previously identified on site as this may also have been considered an invasive species as listed under Schedule 9 Part 2 of the Wildlife and Countryside Act 1981. The applicant's Ecologist has since subsequently confirmed that the proposed measures for the treatment and eradication of Japanese knotweed would also be appropriate for the eradication of Cotoneaster species which was originally identified on site. The GMEU reviewed this correspondence and confirmed that they accept this statement.

Accordingly, the submitted aforementioned Japanese Knotweed Site Survey and Management Plan referenced JKE13601 Version 1 and dated 17th January 2025 is therefore approved.

Yours faithfully,

Melanie Hale
Head of Planning Services