



PLANNING AND DEVELOPMENT

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Mr Ashley Senior
Whitebox Architecture Ltd
Suite 9
25 King Street
Knutsford
WA16 6DW

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00380/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 3 (materials), 4 (vehicle access), 5 (improvements to Rose Street and Lily Street), 9 (drainage), 10 (drainage management) and 16 (external lighting) of planning permission 22/01223/FUL
Location:	Land To Rear Of 19-47 Kenyon Lane, Middleton,

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 specifications of materials to be used externally on the dwellings 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 in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: Drawing No: 208 - Material Schedule, received by the Local Planning Authority on 12th June 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 4 No development shall commence until construction details of the internal vehicle access points, including drainage, have been submitted to, and approved in writing by, the Local Planning Authority. The details must be of a standard that meets the Council's criteria for residential accesses.

Reason: In the interests of road safety in accordance with Policies T2 and DM1 of the Rochdale Core Strategy and Policy JP-C8 of PfE.

Reason for pre-commencement condition: As insufficient information has been submitted to ensure the internal vehicle access points will be to a standard that meets the Council's criteria for residential accesses.

Officer Response: Drawing No: 9758-ADS-XX-XX-DR-S-601 Rev P2 - Rose Street Section 278 Works, received by the Local Planning Authority on 7th April 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 5 No part of the development shall be occupied until a scheme of highways improvements to the proposed accesses at Lily Street and Rose Street, including but not limited to layout, design, surfacing, drainage and construction details have been submitted to, and approved in writing by, the Local Planning Authority. The dwellings hereby approved shall not be occupied prior to the implementation of the approved scheme.

Reason: To ensure the vehicular access to the development hereby approved is in line with Council standards in accordance with Policies T2 and DM1 of the Rochdale Core Strategy and Policy JP-C8 of PfE.

Officer Response: Drawing No: 9758-ADS-XX-XX-DR-S-601 Rev P2 - Rose Street Section 278 Works, received by the Local Planning Authority on 7th April 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 9 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall be based upon the preliminary drainage plan by ADS Structural plan dated 06.02.2024 Drawing ref 24-XXXX-500/P1. Details to be submitted shall include:

- (i) Sewer plan details with a restricted rate of surface water discharge to public combined sewer of 5l/s. Construction details of the flow control chamber, if this forms part of the sustainable drainage system.
- (ii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

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/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan 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

Officer Response: The Drainage Strategy by ADS Consult, Report Reference: 9758-ADS-XX-XX-RP-C-001[P2], Date: 01.02.2025, Rev P3, Date Issued 18.06.2025, including Drawing No: 9758-ADS-XX-00-DR-C-500 Rev P5 - Drainage Site Plan & Details, received by the Local Planning Authority on 18th July 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 10 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to, and approved in writing by, the Local Planning Authority (in consultation with United Utilities). The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, Policy JP-S4 of PfE and the National Planning Policy Framework.

Officer Response: The Drainage Strategy by ADS Consult, Report Reference: 9758-ADS-XX-XX-RP-C-001[P2], Date: 01.02.2025, Rev P3, Date Issued 18.06.2025, including Drawing No: 9758-ADS-XX-00-DR-C-500 Rev P5 - Drainage Site Plan & Details, received by the Local Planning Authority on 18th July 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 16 Prior to first occupation of the development hereby approved, full details of all external lighting to be installed within the development shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled.

The approved scheme shall thereafter be installed before first occupation of the dwellings and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy in accordance with Policies DM1 of the Core Strategy and the NPPF.

Officer Response: Drawing No: 169-DAC-PL-002 Rev P1 - Lighting Plan, received by the Local Planning Authority on 20th May 2025 and the details of the Curved Outdoor Wall Mounted Led Lights, received by the Local Planning Authority on 22nd May

2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services