



PLANNING AND DEVELOPMENT

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Mr Jake Robinson
David Wilson Homes - North West
2nd Floor
303 Bridgewater Place
Birchwood Park
Warrington
Cheshire
WA3 6XF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00161/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 16 (external lighting), 17 (biodiversity enhancements) and 22 (new footway) of planning permission 22/00998/FUL
Location:	Silver Hill Farm And Plot W Of Kingsway Business Park , Broad Lane And Lower Lane, Rochdale, OL16 4PT,

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

Conditions and Reasons:

- 16 Prior to first occupation of each parcel or phase of the development hereby approved, details of any external lighting within that parcel or phase shall be submitted to, and approved in writing by, the local planning authority. The approved scheme 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 DM1 of the adopted Core Strategy.

OFFICER RESPONSE: Drawing No: P0067-35-45-1301, Issue 01 - Proposed Street Lighting Plan, received by the Local Planning Authority on 20th February 2025, has been reviewed and is considered acceptable. The submitted plan will form part of the Section 38 Agreement with Rochdale Highways. The approved lighting shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 17 Prior to first occupation of each parcel or phase of the development hereby approved, details of the installation of bat and bird boxes within that parcel or phase shall be submitted to, and approved in writing by, the local planning authority. These details shall include the number and type of boxes and a plan showing the location of the boxes.

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 Proposals Plan by ERAP (Consulting Ecologists) Ltd, reference: 2019-300k, Revised and issued: 15th July 2024, Version Number 1, received by the Local Planning Authority on 20th February 2025, has been reviewed and is considered acceptable. The approved biodiversity enhancement measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 22 Prior to the first occupation of the development, a specification for the provision of a footway along the frontage of the site on Broad Lane shall be submitted for the written approval of the Local Authority Highways Department via S38 agreement. The duly approved scheme and footway shall be implemented in full before any of the dwellings hereby approved are first occupied.

Reason: In the interests of highway safety and in accordance with Policy BE/2 of the Council's Unitary Development Plan.

Officer Response: Drawing No: 300380 Rev P 03 - Road Construction Layout, received by the Local Planning Authority on 20th February 2025 and email correspondence last dated 4th February 2025, received by the Local Planning Authority on 19th February 2025, have been reviewed and are considered acceptable. The approved scheme and footway 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