



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Lia

Surname

Jackson

Company Name

Rochdale Borough Council

Address

Address line 1

Number one riverside

Address line 2

Smith Street

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL16 1XU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally 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.

4. Notwithstanding the details shown on drawing no. HCS0001A – Sheet 9 of 21, prior to any above ground works full details, including colour of the boundary fence and gates, which include small mammal gaps to their base to allow the site to be ecologically permeable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained thereafter.

5. No surfacing works shall take place until samples and / or full specification of materials to be used 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.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- Steel work for the nets course pods, beams and posts will be S355. It will be rich zinc coated to protect from environmental conditions and then painted anthracite grey. This steel is known for its good weldability and is often used in various construction and engineering applications, including bridges, buildings, and other structures. It falls under the European standard EN 10025, which specifies hot-rolled products of structural steels. The pods will be clad with tanalised timber to the appropriate spec.
- Above-ground Timber will be tanalised to prevent decay (to the appropriate standard). Any timber that is used for the obstacle course will be play grade, in order to meet the ROSPA standard for play equipment.
- Surfacing will be 10mm washed pea gravel for the most part, necessary to meet the standards of a ropes/nets adventure course - normally to the depth of 100mm unless it is underneath climbing elements such as the bouldering wall where it will be 400mm. Any pathways/hardstanding areas will have 'binding gravel' over an MOT hardcore base, I find that the brown/yellow colour is the best fit. Different surfacing will be divided and delineated by 150x25mm gravel board.
- Fencing will be supplied by IAE - it is widely available. Zebex® is a mesh fence system with a stylish stripe effect design that offers excellent visibility. It is available from stock in either 2 or 2.4m heights. The panels are manufactured from 6mm horizontals and 4mm vertical wires with a stripe effect formed by a combination of five 150x22mm and two 150x40mm spacings. Three pressed beams are also included within each panel for additional lateral strength. The panels are supported on 60x60mm RHS posts which are supplied with heavy-duty steel fixing clamps to hold them sturdily in place. The steel clamps are designed to ensure that the bolt head is concealed within it and tamper proof. The preferred colour is black, as it blends into the background much better than the green fencing. We intend to use the 2.4m high version, with a gap of approx 13mm between the base of the fence and the ground to facilitate small mammal access and movement/migration. Gates will be in the same style. See attached image and spec
- We will use normal strength concrete for the pads that support the posts of the nets course and obstacles. Normal Strength Concrete - Mixture: Typically contains a mix of cement, sand, gravel, and water, Characteristics - This type of concrete has a compressive strength of around 20-30 MPa (3000-4000 psi).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lia Jackson

Date

23/10/2024