

Officer Report

Case Reference: OTH/2026/0317
Location: LONGLEY HEY FARM, HALIFAX ROAD, LITTLEBOROUGH, OL15 0LB
Proposal: Submission of details to comply with conditions 8 (boundary treatment), 9 (bird boxes) and 10 (gas protection measures) on planning permission 25/00149/VRCON
Recommendation: Split
Officer: Rachel Carney

Condition(s) (3)

- 8 Prior to occupation of the dwelling, a landscaping and boundary treatments scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority. The scheme shall include the following:
- Layout drawing/planting plans o Planting schedule (indicating the size, species, spacing, size, number and density of plants) and which includes a scheme for replacement tree planting
 - Written specifications
 - Tree pit specifications o Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
 - Areas of hard standing
 - Specification for all boundary treatment and retaining walls The agreed scheme shall be implemented within 6 months of occupation of the dwelling.

Any planting which within a period of 5 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater

Manchester Places for Everyone and the National Planning Policy Framework.

Drawing no. 7872.01 Revision A - Landscape Proposals provides a detailed landscaping plan, planting specification and plant schedule. This plan however extends the curtilage beyond that approved under application 25/00149/VRCON and can therefore not be accepted.

Notwithstanding the changes shown to the approved curtilage, which cannot be applied for under a discharge of condition application, I have the following comments on the submitted details.

The proposed planting specification and plant schedule would be considered acceptable, if they complied with the approved layout. These details should be applied for using the approved layout.

The proposed surfacing materials are:

- **Decorative Golden Gravel over a weed membrane**
- **Paving. Marshalls Fairstone Limestone Aluri in rustic ochre or similar approved.**
- **Resin bound recycled rubber. Addaflex- R available from Addagrip (Addagrip.co.uk). Colour to be agreed.**

These materials are largely acceptable, but can you please provide details of their exact specification, i.e. a product name for the golden gravel, exact colour for the Marshalls Fairstone Limestone (is it definitely proposed as rustic ochre) and a proposed colour for the resin bound recycled rubber.

Insufficient information has been submitted to assess the acceptability of the proposed boundary and retaining walls.

Further information has been requested, and your agent has stated (email dated 05/06/26):

"The applicant has confirmed that the boundary walls will be 2.4m high and the product is called Grand Ledge, a snapped limestone product designed with interlocking heels for retaining walls". A photograph of a section of wall was also provided.

Following receipt of this information, further detail has been sought, and a site meeting has been requested (emails dated 08/06/26 and 16/06/26) but no reply has been received.

Advice provided on email dated 08/06/26 is provided below:

- ***2.4m height for the boundary wall is excessive and when based on the approved plans, would result in a very large and dominant feature on the site. I suggest that the proposed height be amended to not exceed 1.4m.***
- ***Can you confirm the material for the boundary wall? Grand Ledge appears to refer to an artificial product but there are several different products available and it's not clear if your reference to snapped limestone refers to just the retaining walls or also the boundary walls.***

The boundary wall is annotated on the submitted plan as a drystone wall. This is a suitable boundary treatment, but I would expect a drystone wall to be made out of local natural stone (e.g. millstone grit) and this would be the most appropriate material for the site, given its setting and the approved materials for the dwelling.

- ***The position of the boundary wall is proposed to go outside the approved curtilage area, as shown on the attached plans. The position of the boundary wall needs to comply with the approved layout and changes to the site layout cannot be applied for under the current DOC application.***
- ***Can you please provide additional information on the material for the retaining walls. Is this still also Grand Ledge? Snapped limestone can incorporate many different products with varying appearances and as above, a local natural stone (or similar) would be most appropriate for the site.***
- ***Can you please confirm whether the wall annotated on the drawing below is an extension of the 0.9m retaining wall or if it is something else, e.g. a retaining wall of a different height or extension of the drystone wall?***

It is also noted in that the photograph provided on 05/06/26 appears to show changes to the site levels. Clarification has been sought on where the photograph has been taken and whether it shows changes to site levels that have not been approved or applied for.

In light of the above, the details submitted for discharge of condition 8 are not approved.

- 9 **Prior to occupation of the development, a scheme for the provision of bird boxes shall be submitted to and approved in writing by the council as local planning authority. The scheme shall be implemented, also prior to occupation and retained as such thereafter.**

Reason: To ensure that the development would provide suitable species habitat mitigation and to accord with policy G7 of the Rochdale Core Strategy and policy in the National Planning Policy Framework.

Drawing no. 7872.01 Revision A identifies the provision of 2 no. birdboxes from NHBS or similar - 1B Schwegler Nest Box.

These details are considered to be acceptable and subject to their installation prior to first occupation of the development and their retention thereafter, the requirements of condition 9 are satisfied.

- 10 Prior to first occupation a verification scheme which details that gas protection measures in accordance with section 8.6 of the Phase II Contaminated Land Interpretative Report, prepared by CRC Site Investigation Limited, reference CRC-FP PII-E2001-V1, dated September 2024, approved under application 24/00929/DOC shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is adequately identified and managed in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The following document has been submitted:

- **MEC Environmental Ltd, Gas Membrane Installation, Validation Report, Fourways Projects, Longley Hey Farm, Halifax Road, Littleborough, OL15 0LB**

This validation report has been reviewed by Environmental Control and is acceptable. The requirements of condition 10 are therefore satisfied.