

Officer Report

Case Reference: 25/01180/DOC
Location: Land At Schofield St, Heywood, OL10 1DH
Proposal: Submission of details to comply with conditions 3 (CMP), 4 (drainage), 5 (materials), 6 (windows, doors and rooflights), 7 (Landscaping), 9 (boundary treatments) and 13 (biodiversity enhancements) on planning permission 25/00195/FUL
Recommendation: Approve
Officer: Bob Melling

Condition(s) (7)

- 3 No development (including any demolition, site clearance or preparation works) shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of the following matters:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the placement and appearance, and details of the maintenance of security hoarding;
 - e) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - f) the provision of wheel washing facilities; and
 - g) precautionary working methods for amphibians, badger and hedgehog (as per the approved 'Preliminary Ecological Appraisal' produced by Arbtech Consulting Ltd dated 28th January 2025).

The approved method statement shall be adhered to throughout the construction period of the development thereafter.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, the natural environment and highway

safety during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the adopted Rochdale Core Strategy, Policies JP-P1, JP-C8 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the habitats of wildlife and the amenities of nearby residents prior to commencement of any building or engineering works on site.

Decision: The details submitted, 'Construction Management Plan dated 21st November 2025' submitted in relation to condition 3 are acceptable. The works shall be carried out in accordance with the approved details.

- 4 No development (other than demolition or works of site preparation) shall take place until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, foul and surface water shall drain on separate systems and any submission shall include:

a) An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.

b) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

c) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of any part of the development and shall be 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, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details provided in, 'Drainage Plan & Details file name dwg-tjba-B&L-schofield st-040825.dwg revision 2 dated June 2026'

submitted in relation to condition 4 are acceptable. The development shall be carried out in accordance with the approved details and retained thereafter.

- 5 Notwithstanding any details provided within the application, no above ground works shall take place until full details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. 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 and in accordance with policies DM1, P1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details of materials provided in the covering letter submitted to the Council via email on 4th February 2026 by Frank Smith of James Campbell Associates are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 6 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of windows and doors provided on the 'uPVC Window and Door Details dwg no. 24.3378.37' and on the covering letter submitted to the Council via email on 4th February 2026 by Frank Smith of James Campbell Associates are acceptable. To comply with the condition, the windows and doors shall be installed in accordance with these details.

- 7 Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the

Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted 'Proposed Landscape Site Plan dwg no. 24.3378.15A' has been reviewed and is considered acceptable. The landscaping measures shall be implemented in accordance with the approved details in order to comply with the requirements of the condition.

- 9 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The submitted 'Proposed Landscape Site Plan dwg no. 24.3378.15A' has been reviewed and is considered acceptable. The boundary treatments shall be implemented in accordance with the approved details in order to comply with the requirements of the condition.

- 13 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted 'Proposed Landscape Site Plan dwg no. 24.3378.15A' has been reviewed and is considered acceptable. The biodiversity measures shall be implemented in accordance with the approved details in order to comply with the requirements of the condition.