

Officer Report

Case Reference: OTH/2026/0706
Location: 33 STANLEY STREET, HEYWOOD, OL10 1BH
Proposal: Submission of details to comply with conditions 4 (Foul and Surface Water Drainage), 5 (Materials), 6 (Windows and Doors), 7 (Boundary Treatments) and the statutory Biodiversity Net Gain condition of planning permission 25/01114/FUL for Erection of 1no' attached dwelling
Recommendation: Approve
Officer: Luke Rigby

Recommendation: Approve

Condition(s) (5)

- 4 Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas and the parking area), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter

Reason: 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 EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: No drainage information has been submitted. 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 Comment: Document AEG10943_OL10_Rochdale_07 'Surface and Foul Water Drainage Strategy' has been submitted to the Local Planning Authority for consideration. In respect of surface water drainage, the report explores each of the mechanisms within the Drainage Hierarchy in turn, and concludes that rainwater can be collected for non-potable use, whilst infiltration and the discharge to surface waters, or discharge to surface water sewer, highway drain, or similar, are not suitable for the site. The report concludes that surface water should be discharged to a combined sewer which is found to the rear of the application site.

In respect of foul water discharge, it is proposed to discharge foul water into the combined sewer also, with the report citing that there are no foul water sewers within reasonable distance to the application site.

The Case Officer consulted with the LLFA, however no response has been received. Notwithstanding, Officer's consider that the submitted information is sufficient and therefore this condition can be considered discharged. The development shall be carried out in accordance with the details therein and maintained as such for the lifetime of the development.

- 5 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 buildings 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 policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: Drawing No: GSS25066 003 (Revision 3) received by the Local Planning Authority on August 6, 2026, has been reviewed and are considered acceptable. The development shall be carried out in complete accordance with the approved details in order to comply with the requirements of the condition.

- 6 No above ground construction shall take place until the detailed design, materials and external appearance of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: Drawing No: GSS25066 005 (Revision 1) received by the Local Planning Authority on August 6, 2026, has been reviewed and are considered acceptable. The development shall be carried out in complete accordance with the approved details in order to comply with the requirements of the condition.

- 7 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 and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: Drawing No: GSS25066 502 (Revision 2) received by the Local Planning Authority on August 6, 2026, has been reviewed and are considered acceptable. The development shall be carried out in complete accordance with the approved details in order to comply with the requirements of the condition.

- 8 Statutory Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority; and,
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rochdale Metropolitan Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Officer Comment: The submission comprising the following plans and documents:

- **Biodiversity Gain Plan (received by the Local Planning Authority on 16.09.2026)**
- **B-RCHD2612-MST-V01 - Stanley-Street-2a5636 - EB Complete**

These are acceptable and the condition can be considered discharged. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.