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**Meeting of:** Planning and Licensing Committee  
**Date:** Thursday, 1st October, 2020  
**Time:** 6.00 pm.  
**Venue:** Zoom

**This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.**

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Proposal: an outline planning application for new secondary school development and associated parking, sports provision and landscaping (with details of access provided, and all other matters reserved).

#### **Planning and Licensing Committee Members**

Councillor Shakil Ahmed	Councillor Phil Burke
Councillor Irene Davidson	Councillor Susan Emmott
Councillor Rachel Massey	Councillor Amna Mir
Councillor Shaun O'Neill	Councillor Faisal Rana
Councillor Aasim Rashid	Councillor Peter Rush
Councillor John Taylor	Councillor Shah Wazir
Councillor Peter Winkler	Councillor Sameena Zaheer
Councillor Mohammed Zaman	

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# Agenda Item 7

## Planning and Licensing Committee Update Report – 1<sup>st</sup> October 2020

**AGENDA ITEM 7 – 20/00912/OUT – Land to the East of Heywood Old Road, Middleton, OL10 2QL**

### **ECOLOGY AND NATURE CONSERVATION**

A Bat Activity Survey Report has been submitted further to the recommendations of the Preliminary Ecological Appraisal (PEA) and to address Greater Manchester Ecological Unit's (GMEU) recommendations.

No significant levels of bat activity were recorded, the only species utilising the site regularly being common pipistrelle in relatively low numbers. GMEU have advised that this species is the most common bat, widespread and will forage over a wide range of habitats including gardens. There is no likelihood that the loss of small areas of habitat such as the remnant hedge will result in a negative impact on the favourable conservation status of this species in the locality.

GMEU have confirmed that no additional mitigation beyond that already recommended is required.

### **HYDROLOGY, FLOOD RISK AND DRAINAGE IMPLICATIONS**

The drainage summary in the Committee Report refers to the installation of an attenuation pond. However, the Flood Risk and Drainage Strategy confirms that filter strips, swales and permeable paving with sub-base storage will be considered for shared surfaces to provide additional attenuation, water quality treatment and slow the time of concentration into the drainage network.

Surface water runoff will be conveyed via the site surface water sewers to an attenuation tank located below ground within an open space within the development. This feature will be used to provide attenuation and will discharge at greenfield runoff rate to an outfall.

The Council's Flood and Drainage Officer agrees with the above assessment which will be secured by condition.

### **RECOMMENDATION**

The 'Reason' to impose Condition 28 is missing and is updated as follows:

28. The height of the school building(s) included in any application(s) for reserved matters submitted pursuant to Condition 2 of this permission shall not exceed three storeys.

Reason: In order to provide an acceptable scale of development, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.