

Planning and Licensing Committee Update Report – 18th March 2021

AGENDA ITEM 5 – 20/01560/REM – Land to the East of Heywood Old Road, Middleton

UPDATE TO RECOMMENDED CONDITIONS

Minor amends have been made to Conditions 5, 9 and 11.

The updated conditions are as follows:

5. The development shall be carried out in accordance with the Drainage & SUDs Strategy (ref. EWA-CUR-00-XX-RP-C-92001 Rev P03) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

9. The landscaping works shown on the approved Planting Plans 1-5 and the Typical Planting Details, shall be carried out in accordance with the approved details and within the first planting season following first occupation of the development hereby permitted. Any trees or shrubs planted 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 to ensure the provision of replacement and additional habitats in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. No development shall take place in relation to the installation of the playing fields hereby permitted unless and until:
 - a) A detailed assessment of ground conditions of the land proposed for the new playing field land is undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b) Based on the results of the assessment to be carried out pursuant to (a) of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) is submitted to and approved in writing by the Local Planning Authority in consultation with Sport England and in compliance with the relevant industry Technical Design Guidance. The scheme shall include written specifications and plans, proposed maintenance and a timetable for implementation.

The assessment and detailed scheme shall be undertaken by a suitable qualified sports turf specialist. The works shall be carried out in accordance with the approved scheme and shall be retained and maintained in accordance with the approved scheme thereafter.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field in accordance with Policies C8, G8 and G9 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and paragraph 92 and 94 of the National Planning Policy Framework.

Reason for pre-commencement condition: infrastructure, including drainage will need to be implemented prior to commencement of above ground works for the playing fields and a scheme therefore needs to be agreed in advance of the same.