



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 25/00837/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
Date: 7 October 2025

Mr Alan Davies
Northern Design (Oldham)
17 Station Lane
Grotton
Oldham
OL4 5QY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00837/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials), 4 (Architectural Detailing), 5 (Meter Box), 7 (Boundary Treatment), 9 (Hard and Soft Landscaping), 10 (Pre-commencement - Drainage Scheme) and 11 (Pre-commencement - Land Investigation) of planning permission 22/00254/FUL
Location:	Land Adjacent Trub Road, Castleton, Rochdale, OL11 2TR, ,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) 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, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The condition cannot be fully discharged.

It is unclear what the mixture of bricks will be. Clarification is required. Furthermore, it is considered that the proposed brick colours are unacceptable in the Conservation Area. Consideration should be given to a darker tone, matching or similar to bricks used on the neighbouring development. Furthermore, the Material Schedule states that K render will be used, however, it is unclear what colour and where on the approved development the render shall be used.

The details as identified in the material schedule titled as 'Schedule of Above Ground Materials' in regard to the roof, windows, doors, facias, soffits and gutters are acceptable.

- 4 Notwithstanding any description in the application, no above ground works shall take place until the design and full product specifications for the windows, doors, porches, eaves, verges and ridges and bin stores, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The windows, doors, porches, eaves, verges and ridges and bin stores shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The condition cannot be discharged. No details have been provided.

- 5 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of meter boxes to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The condition cannot be discharged. No details have been provided.

The Conservation and Design Team have advised that the positioning of the meter boxes should be in a location that is as unobtrusive as possible. Furthermore, consideration should be given to colour treating the meter boxes in black (RAL 9005) and with a matt finish.

- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used for the boundary treatment 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 P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The condition cannot be discharged.

The proposed boundary treatment as proposed in drawing '2472.2.101 - Proposed External Works Plan' is considered unacceptable within the Conservation Area. The proposed boundary treatment differs from what was proposed for planning permission 22/00254/FUL. The use of brick walls including columns and metal railings to the front, similar to that found on the neighbouring development would be acceptable. Furthermore, 1.8m high boundary treatment consisting of concrete capped masonry walls with timber fences to the side and timber fencing to the rear was considered acceptable.

Furthermore, no sample or elevations have been provided with the application. With any future application sample and elevations should be provided of proposed boundary treatment.

- 9 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied 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), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) 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.

(c) 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 Policy G6 and G7 and the National Planning Policy Framework.

Decision: The condition cannot be fully discharged. Sample of the paving and the specification of the tarmac/adam as identified in the drawing '2472.2.101 - Proposed External Works Plan' are required.

- 10 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

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

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The following plan(s)/document(s) are acceptable:

- **Drainage Plan & Details**
- **Surface Water Drainage Calculations. Dated: 04/08/2025. Produced by T J Booth Associates**

The development shall be completed, maintained and managed in accordance with the approved details.

- 11 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
human health,
property (existing or proposed) including buildings, crops, livestock, pets, woodland,
and service lines and pipes,
adjoining land,
groundwaters and surface waters,
ecological systems,
archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and
proposal of the preferred option(s)

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The following plan(s)/document(s) are acceptable:

- **Geo-Environmental Audit, Phase 2 Site Investigations, Phase 3 Remediation Statement. Produced by T J Booth Associates. Report reference: rep-tjba-newbuild-trub rd-phs 2_3env-130524.docx. Dated: July 2025.**

The Council's Environmental Health Protection has also provided the following advice:

"It should be noted that, whilst Public Health England (now UKHSA) have promulgated the use of the surrogate method, the short comings with the approach and the uncertainties (including an under-estimate of the toxicological risk) need to be understood. These issues are outlined by a report produced by SOBRA which is related to human health risk assessments of PAHs. Also, nowhere within the methodology does it state what should happen where there is an exceedance of an individual compound. The exceedance of dibenz(a,h)anthracene is minimal, and is to be located under shallow hard standing, and it is at a depth which is likely to be removed.

I note in the soil analysis screener included with the report submitted, that the applicants consultant use a screening value of 0.3 mg/kg for a land use of residential with or without plant uptake. The S4UL for residential with plant uptake is 0.24mg/kg, and the S4UL for residential without plant uptake is 0.31 mg/kg (both at a soil organic matter of 1%). The screening value utilised within the screener may not be fully protective of human health.

Although outside my remit, the brick infilled basements are likely to be unsuitable for the proposed development and may pose a geotechnical risk should they not be remediated."

Yours faithfully,

Melanie Hale
Head of Planning Services