



PLANNING AND DEVELOPMENT

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Mr Richard Moffat
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Dear Ricahrd,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00964/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 5 (contamination), 8 (condition survey) and 12 (landscaping) on planning permission 21/00092/FUL
Location:	The Crimble Restaurant , Crimble Lane, Heywood, Rochdale, OL11 4AD

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

Conditions and Reasons:

- 5 No development shall take place until an investigation and risk assessment to assess the nature and extent of any contamination on the site, whether or not it originates on the site, has been submitted to and approved by the Local Planning Authority. The assessment must be undertaken by competent persons. 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:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o 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 completed in full accordance with the approved recommendations.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with. The wording of the condition will need to be varied in order to be complied with.

- 8 No development shall take place until a condition survey of the flanking walls and carriageway surface of Crimble Lane (between the B6222 and the site entrance) is submitted to and approved by the Local Planning Authority. The flanking walls and carriageway surface shall be returned to the condition demonstrated in the approved survey, prior to the occupation of any dwelling hereby approved.

Reason: In the interests of highway safety and to protect the visual amenity of the surrounding area, in accordance with Core Strategy Policies G6, G7, G8, T2, and DM1, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement: in order to ensure that the current condition of the lane and flanking walls is properly recorded prior to any activity associated with the development that may risk causing damages takes place.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with. The wording of the condition will need to be varied in order to be complied with.

- 12 No development, other than site clearance, remediation and ground preparation works, shall take place until a landscaping scheme which includes details of replacement tree, has been submitted to and approved by the Local Planning Authority. The areas which are soft landscaped shall be retained as landscaped areas thereafter. Should any trees, shrubs or grassed areas be removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced by vegetation of similar size and species to those originally required to be planted. The development shall be carried out in accordance with the approved scheme.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Core Strategy policy P3 and the National Planning Policy Framework.

Reason for pre-commencement: to satisfy the Local Planning Authority that the new trees will be sufficient protect and enhance the appearance and character of the site and locality.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with. The wording of the condition will need to be varied in order to be complied with.

Yours faithfully,

Melanie Hale
Head of Planning Services