

Alan Chorlton
Chorlton Planning Ltd
61 Nudger Green
Dobcross
OL3 5AW

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00792/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (external materials samples); 4 (coal mining site investigation and risk assessment) and 5 (surface water drainage scheme) of planning permission 17/00886/FUL
Location:	Highfield House Care Home, Manchester Road, Heywood, OL10 2AN,

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 development shall take place until samples or full details of all materials to be used on the external surfaces of the extension (including those used in the construction of any windows and doors) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: The details submitted in, 'Discharge of Conditions Statement' in relation to condition 3 are not approved.

The Council's Conservation officer provided the following comments:

- *'Brick – please can the applicant provide a sample of the brick adjacent to the existing – we need to see if the match needs to be acceptable in terms of colour and dimensions. Is it proposed to match the existing brick bond or is a stretcher bond proposed?*
- *The existing roof on the historic building appears to have a natural slate – can the applicant confirm this? If this is the case, a natural slate should also be used on the extension. The proposed concrete tiles are not supported.*
- *The use of UPVC is not ideal, but it is noted that there is some UPVC on the existing building. Subject to the above, being adequately addressed, the use of UPVC is likely to be acceptable in this instance.*

- ***No details have been provided of the glazed link or doors.***
- ***The use of sandstone for detailing is welcomed. Please can the applicant provide details of the sandstone proposed to be used.'***

The matters above would need to be addressed within a new Approval of Details application.

- 4 No development shall take place until an intrusive site investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any coal mining legacy issues on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:
- i) a survey of the extent, scale and nature of coal mining legacy issues
 - 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 archaeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

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 building(s) hereby approved are first occupied.

Reason: To prevent the impact of any coal mining legacy potential and 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 Policy G9 of the adopted Rochdale Core Strategy, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes to develop on a Coal Mining Development High Risk Area. This condition would ensure safe development of the site in the interest of future occupiers, and to prevent any adverse risk.

Officers Response: The details submitted in, 'Coal Mining Investigation for Highfield House Care Home, Manchester Road, Heywood, OL10 2AN' in relation to Condition 4 are approved. 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 building(s) hereby approved are first occupied.

- 5 Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance (NPPG) with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes to develop the site. This condition would ensure appropriate drainage of the site in the interest of future occupiers.

***Officer Response:* The details submitted in, 'Proposed Drainage Layout 100 Rev P1' in relation to Condition 5 are approved and the drainage for the development shall be constructed in accordance with the approved plan.**

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services