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32 Winckley Square
Preston
PR1 3JJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00983/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (CEMP), 4 (Phase I report), 5 (drainage), 7 (floor levels), 8 (materials) and 9 (windows and door reveals) on planning permission 22/01441/PSID
Location:	Rochdale Sixth Form College , College Road, Rochdale, OL12 6HY

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 No development shall take place (including any site clearance, earth moving, machinery on site, or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
- a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;
 - e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - f. hours of construction, including deliveries
 - g. protection measures to be applied to secure the River Roch from accidental spillages, dust and debris

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Officer Response: The submitted Construction Method Statement prepared by SkW Construction Consultancy, prepared May 2023, is acceptable and the details are approved. The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement.

- 4 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been 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:
 - 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 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 the buildings hereby approved is 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.

Officer Response: The supplied report, 'Generic Quantitative Risk Assessment' dated July 2023 prepared by Waterman Infrastructure and Environment Limited, is considered acceptable and is approved, and works shall be carried out in accordance with the hereby approved plan. The development shall not be occupied until a verification report has been submitted to and approved in writing by the LPA.

- 5 No development shall take place until final details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be:
based upon the details proposed in the Flood Risk Assessment Dated November 2022 by Waterman Infrastructure & Environment Ltd, or similar with minor amendments

Accompanied by correspondence confirming that the EA agree with the proposals in the application with regard to flood mitigation elements.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of 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.

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

Officer Response: The submitted plan 'Drainage Layout 17591-WSL-01-XX-DR-S-92000 dated 04.09.23 by Waterman' and documents 'Drainage Details Sheets 1 & 2 by Watermann' is accepted and approved. The building shall not be occupied until the approved drainage scheme has been completed.

- 7 No development other than the demolition of buildings and structures to be removed shall take place until finished floor levels for the proposed building and finished ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Officer Response: No full finished floor levels for the proposed buildings and finished ground levels across the site have been submitted. As such, the details relating to Condition 7 are not approved. A new Approval of Details application shall be submitted in order to discharge the condition.

- 8 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or a full specification of materials to be used externally on the buildings 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, and where brickwork is proposed, details of the bonding pattern. 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 requirements of the National Planning Policy Framework.

Officer Response: The specified materials included in

- **Materials Schedule, dated October 2023, received by the Council 30th October 2023**
- **External Materials schedule, detailed by ABW Architects**
- **'Detailed Elevations – North East' 3940-ABW-ZZ-ZZ-DR-A-2826' received by the Council 24/10/2023**
- **'Detailed Elevations – South West' 3940-ABW-ZZ-ZZ-DR-A-2828 received by the Council 24/10/2023**
- **'Detailed Elevations – North' 3940-ABW-ZZ-ZZ-DR-A-2827 received by the Council 24/10/2023**

are approved. The development shall be carried out using the approved materials.

- 9 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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

Officer Response: No specification nor details or drawings at the requested scale have been submitted to the Council. As such, the details relating to Condition 9 are not approved. A new Approval of Details application shall be submitted in order to discharge the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services