



Mr Richard Shuttleworth
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Bank Street
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 22/01550/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 3 (Site Investigation), 4 (Drainage), 5 (Materials), 6 (Boundary Treatments), 7 (Landscaping), 8 (Tree Protection) and 10 (Habitat Enhancements) of planning permission
21/01553/FUL
Location: Land Off Glenavon Drive , Rochdale, OL12 6DT

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 until an investigation and risk assessment, in addition to any assessment provided with the planning application, 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 in writing by the local planning authority. 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 archaeological 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 ensure that any contamination of the site has been identified and appropriately mitigated in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Any contamination of the site would need appropriately managing prior to any further groundworks taking place.

Officer Response:

The submitted preliminary risk assessment report is approved. The condition is partly discharged.

To discharge the remainder of the condition, the development shall be carried out in accordance with the recommendations within the approved risk assessment.

- 4 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Foul and surface water shall drain on separate systems.

The approved schemes 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 of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: 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 Drainage Plan & Details by TJ Booth Associates dwg-tjba- Noon-glenavon-dr 310122 dated Oct 2022 is approved. To comply with the requirements of the condition, the approved Drainage Plan and details shall be adhered to and the development shall not be carried out otherwise than in accordance with the approved details.

- 5 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 policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted materials:

Facing Brick: Crofters Medley brick made by Wienerberger
Roof Tile - Marley Modern Roof tiles, colour grey
Window frames - white uPVC
Composite Doors – Light Grey
Window Cills – natural sandstone
Rainwater goods and fascias / verges – black uPVC

are approved. The condition is partly discharged. The buildings shall be constructed in accordance with the approved details, following which, the condition can be discharged in full.

- 6 No above ground works shall take place until full details of the boundary treatment of the site have been submitted to any approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Officer Response:

The submitted drawings:

Proposed External Works (Sheet 2 of 2)

are considered acceptable and the details of boundary treatment are approved. The boundary treatments shall be constructed in accordance with the approved details.

- 7 Notwithstanding the details shown on the approved plans, the buildings hereby approved 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 landscaping shall accord with the details shown on the Proposed Site Plan - R-0688-06 Rev B, dated Oct 21 and Proposed Soft Landscape Outline Plan - R-0688-07 Rev A, dated Aug and 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, a scheme for the timing / phasing of implementation works and elements to compensate for loss of trees and shrubs.

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.

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 10 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 secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The Proposed Soft Landscape Outline Plan (Reference R-0688-07 Rev D) received by the Council 10th February 2023 and accompanying report titled 'Discharge condition 10' prepared by Blackfryers Consultants (21st September 2022) is approved in relation to the proposed landscaping.

- 8 No development or works of site preparation shall take place until all trees and hedges to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees and hedges in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: It is essential that the trees are protected before any works take place.

Officer Response:

The above condition does not require approval of details, and seeks compliance from the developer to ensure temporary protective fencing in accordance with BS:5837:2012.

- 10 No above ground works shall take place until a scheme for habitat enhancements for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full accordance with the duly approved details and timetable contained therein and shall include:
- bat bricks and/or tubes
 - bat boxes
 - bird boxes
 - native tree and shrub planting

Reason: In order to achieve appropriate biodiversity enhancements as part of the development in accordance with the requirements of Core Strategy policies G6 and G7 and the National Planning Policy Framework.

Officer Response:

The Proposed Soft Landscape Outline Plan (Reference R-0688-07 Rev D) received by the Council 10th February 2023 and accompanying report titled 'Discharge condition 10' prepared by Blackfryers Consultants (21st September 2022) is approved in relation to the proposed biodiversity enhancements.

Yours faithfully,

Melanie Hale
Head of Planning Services