



ROCHDALE
BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT

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Date: 10 May 2023

Mr Gary McIntosh
190 Heywood Old Road
Middleton
Rochdale
M24 4GR

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990

**CONSULTATION ON APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITION(S))**

Application No:	23/00010/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (drainage), 4 (windows and doors), 5 (boundaries), 6 (landscaping) and 8 (contamination) on planning permission 22/01225/FUL
Location:	190 Heywood Old Road, Middleton, Rochdale, M24 4GR

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 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.

Officer Response: The information submitted in relation to **Condition 3 'Heywood Old Road Drainage plan', 'Heywood Old Road Outfall drainage options' and 'Percolation Test are not approved.**

I have included the Drainage Officers comments (attached). In summary the information submitted has been found to be unacceptable and therefore cannot be approved.

I acknowledge further correspondence between the agent and the Drainage Officer and alternative options has been discussed. A further discharge of condition application will need to be submitted in due course for details to be approved.

4. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights and detailed design of the window and door reveals, at a scale of not less than 1:50, 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: The details submitted in relation to **Condition 5 'Window and Door Reveal' the details in 'Materials for new dwelling to land to rear of 188 heywood old road 697-209A' excluding brick work, roof slates soffits, fascias,gutters,RWP, hardstanding, fencing, boundary wall are approved.** The windows and doors shall be installed in accordance with the approved details.

5. Notwithstanding any description of materials in the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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: The details submitted in relation to **Condition 5 'Landscaping and Fencing Plan' received 06/03/23 are approved in so far as they relate to**

boundary treatments only (landscaping details are not approved, see condition 6). The construction of boundaries, screens or retaining walls shall be built in accordance with the approved details.

6. 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.

Officers Response: The details submitted in Landscaping and Fencing Plan' received 6/03/23 in relation to condition 6 are not approved. Native shrubs and tree planting is required.

8. No development shall take place until a Phase I Report (Preliminary Risk Assessment) to assess the actual and/or potential contamination risks at the site has been submitted to and approved in writing by the Local Planning Authority. The report shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected,

found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

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 Policies G9 of the Rochdale Core Strategy.

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

Officer Response: The Environmental Protections officer's response –

'The supplied report and recommendation is acceptable, no further comment is necessary.'

The details submitted in 'Envirocheck Report Maps', 'Envirocheck Report Maps 2', and 'Envirocheck Report Maps 3' and 'Environmental database report' in relation to **Condition 8 are approved.**

Other matters

Although you have submitted details of proposed materials to be used on the roof and external walls of the dwelling, there is no planning condition requiring you to do this. Such materials are shown on drawing 2888 - 01 Mixed Plans and comprise: Cheshire reclaimed brick, timber vertical cladding, and natural slate roof. The dwelling must be constructed in these materials.

The grey bound resin should be constructed on a permeable base.

Yours faithfully
Daniela Ripa
Interim Head of Planning Services