



Mr Michael Beech
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Sitchstone
Brown House Lane
Higher Wheelton
Chorley
PR6 8HR

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01437/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (SI), 4 (drainage), 5 (levels), 6 (materials), 7 (fenestration), 8 (pipework), 9 (landscaping), 10 (biodiversity), on planning permission 22/00814/FUL
Location:	Land At Baildon Road , Rochdale, OL12 7NG

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 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be 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:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - 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 any of the buildings hereby approved are 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 and recommendations are approved. A further remediation report is necessary to be submitted for LPA assessment, by which a future discharge of conditions application should be submitted.

A remediation plan should be submitted to the LPA for further approval. The approved remediation scheme shall thereafter be fully implemented. There shall be no variation of the approved remediation scheme unless otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the commencement of the permitted use/development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

- 4 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 text in the Supporting document titled 'Condition Discharge Details' states: '9. All properties will have a rear patio flagged area with the remaining space being turfed. No trees or plants to be planted by the developer. Front garden areas will have a resin finish with paths leading to the front doors.' Construction details have not been provided. Full specification of surfacing details regarding permeable paths are not provided.

The submitted information is not acceptable to discharge the condition, and therefore refused. The condition is therefore not discharged. A further application will need to be submitted to the LPA for further assessment, with the requested information for the discharge of, and compliance with the above condition.

- 5 No development shall take place until finished floor levels for the proposed buildings 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

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Officer Response: No existing levels plan has been provided and as such the details provided are refused. The condition is not discharged. A further discharge of conditions application is required to ensure compliance with the condition requirements.

- 6 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 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. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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 materials proposed by which it relates to;

'Manor Fence', 'Feathered Edge Fencing', 'Staffordshire Smooth Blue Solid Brick', 'Flat Grey Marley Roof Tiles', 'UPVC Guttering', are approved. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

The following materials are unacceptable and are not approved:

- Bird tables
- Paving
- Doors
- Window

A further application will need to be submitted for the bird boxes, details of paving, and full specification of doors and windows, to ensure compliance with the condition requirements.

- 7 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: Full product specifications of windows, doors were not provided. No detailed design of window and door reveals at a scale of 1:50 were received, and therefore the submitted details relating to Condition 7 are refused. A further application will need to be submitted for the discharge of, and compliance with the above condition.

- 8 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such 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 submitted drawing 1071/BRR/HT1/BR1 submitted by bdp Architecture dated October 2022 is approved. The development shall not be carried out otherwise than in accordance with the approved drawing without the prior written permission of the Local Planning Authority.

- 9 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.

Officer Response: The submitted landscaping plan 1071/BRR/LSP dated October 2022 prepared by bdp Architecture is approved. The development shall not be carried out otherwise than in accordance with the approved landscaping plan without the prior written permission of the Local Planning Authority.

- 10 The dwelling hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be situated externally on, or integrated to the fabric of the dwelling hereby approved has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The submitted landscaping plan (showing biodiversity enhancements on the site) 1071/BRR/LSP dated October 2022, prepared by bdp Architecture is approved. The development shall not be carried out otherwise than in accordance with the approved landscaping plan without the prior written permission of the Local Planning Authority.

Conclusion

As such, a further discharge of conditions application will be required in order to discharge conditions numbers 3, 4, 5, 6 and 7.

It is noted the retrospective works on the site, and the Council reserve the right to take expedient enforcement action should a breach of permission occur.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services