

Land Adjacent to 12 Rochdale Lane Condition Discharges to Planning officers' responses.

Condition 3 officer response below to re-submission:

Officer Response: The Council's Environmental Health Team have provided the following response:

"The basic search is insufficient, and the condition is not discharged.

I would refer the applicant to the Limitations Section in the report, the report is aimed to assess whether the land could be determined as statutory contaminated land, and its purpose is not for planning.

The minimum expected is a Preliminary Risk Assessment from a suitably qualified and experienced consultancy which should include a site visit."

Condition 4 officer response below to re-submission:

Officer Response: The following advice has been received by the Council's drainage engineer:

"Until the following details are submitted, I do not recommend the discharging of the Drainage Condition.

- a) Details of permeable paving, including cross-section; suppliers details can be included. Dimensions of the driveway entrance shall be included, to demonstrate whether a vehicle can reverse out of the driveway.
- b) Accurate plan details of how the dwellings connections to public sewer will be made. In accordance with Building Regulations H (Drainage) foul and surface water shall be separated until the final connection chamber."

Condition 5 officer response below to re-submission:

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

Officer Response: The information submitted is insufficient information for example the source, texture and weathering properties are not specified.