



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: February 2024

Our ref: 20.2219

Your ref: 20/01441/FUL

Dear Planning

Proposal: Erection of two dwellings with associated boundary treatments and parking including the formation of vehicular access onto Gate Street

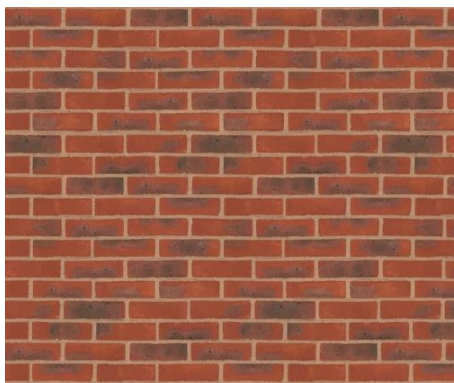
Location: Land At Gate Street, Rochdale, OL11 1NZ

Please find the enclosed information in relation to the discharge of planning conditions for the above planning approval. The conditions we wish to apply to discharge are Conditions 3 / 4 / 5 & 7.

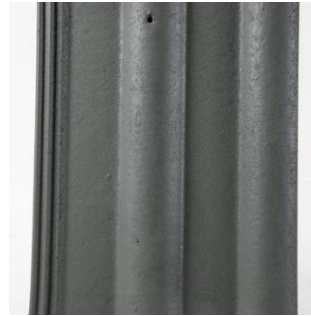
Condition 3

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.

External Walls - Vandersanden Intouch Red Multi brick 65mm



Roof Tiles – Lagan Double Roll (Anthracite) - <https://www.laganproducts.com/lagan-tile/products/roof-tiles/double-roll-tile>



Window / Door Frames – Anthracite Upvc



Grey Upvc Facias, Soffit & Black Rwp.



Condition 4

No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination and land instability risk on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination and land instability risk
- ii) an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - c. adjoining land,
 - d. groundwaters and surface waters,
 - e. ecological systems,
 - f. archeological sites and ancient monuments;

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CHARTERED ARCHITECTURAL TECHNOLOGIST
Reg. No. 5304910
Consultant Director, Frank James Smith. MCIAT, ACIOB.
Director, Christine Susan Smith.

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. 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 building(s) hereby approved are first occupied.

Please see the enclosed Drainage report by Martin Environmental Solutions Report No: Report No: 2584-1 including appendix 1 / 2A & 2B

Condition 5

No development shall take place, including site clearance, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the local planning authority. The approved CMP shall be adhered to throughout the construction period.

The CMP shall provide for: -

- the parking of vehicles of site operatives and visitors;
- hours of construction;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;

Please see the Construction Management Plan (CMP) dated Feb 2024 in conjunction with drawings No. 20.2199.50

Condition 7

Notwithstanding the details shown on the approved plans, the dwellings 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 details shall include the materials of the hard surfaced areas, boundary treatments, planting plans, specifications and schedules (including planting size, species and numbers/densities), and a scheme for the timing / phasing of implementation works. 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.

Please see the drawing No. 20.2199.8 & to be read in conjunction with -

- **MMA Landscape Plan - Gate Street**
- **MMA Plant Palette Land at Gate Street**