

Conditions Discharge Supporting Document (23/01051/FUL)

Land Adjacent to 418 Bury Road

Rochdale

OL11 5EU

Approval: Erection of detached dwelling including front and rear dormer extensions with associated parking and boundary treatment at rear

May 2024

Building Design Services (BDS)

Prepared by: Building Design Services (BDS), 6 Stock Close, Shawclough, Rochdale, OL12 6BB.

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This Supporting Document is submitted by Building Design Services to Rochdale Council to discharge conditions attached to planning permission 23/01051/FUL. Planning permission was granted on 24th April 2024 and consented for the “Erection of detached dwelling including front and rear dormer extensions with associated parking and boundary treatment at rear”.

This application seeks consent for the discharge of the following conditions;

- 3. Contamination, Site Investigation
- 4. Drainage Scheme
- 5. Construction Management Plan
- 6. Materials
- 7. Materials - Windows, doors, rooflights -reveals
- 8. Boundary Treatments

The applicant would like to work with the Council in order to secure approval for the proposed details and specifications.

I trust everything is in order and that the application can be progressed without delay. If you have any queries, please do not hesitate to contact me.

3. CONTAMINATION, SITE INVESTIGATION

'Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and 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 environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework'.

[A revised site Investigation report has been commissioned and submitted which takes into consideration the details of the above condition.](#)

4. DRAINAGE SCHEME

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.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

[A separate Site Plan which shows detailed foul and surface water drainage has been submitted with this application.](#)

5. CONSTRUCTION MANAGEMENT PLAN

No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays;
- e) wheel washing facilities (or an adequate demonstration that this is not required);
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

[A separate Construction Management Plan is submitted with this application.](#)

6. MATERIALS

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.

7. MATERIALS - WINDOWS, DOORS, ROOFLIGHTS -REVEALS

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 designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, 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.

Roofs



Spanish Grey Slate - A dark thin slate with a slightly textured appearance. With some visible pyrites

- Material: **Natural slate**
- Colour: **Smooth Grey**

Grade	Thickness	Sizes (CM)	Guarantee
Standard	5mm	50 x 25	50 Years

Walls



Red Forest Brick – slightly textured

Size : L 215 X W 23 X H 50 mm

Weight : 0.8 Kg

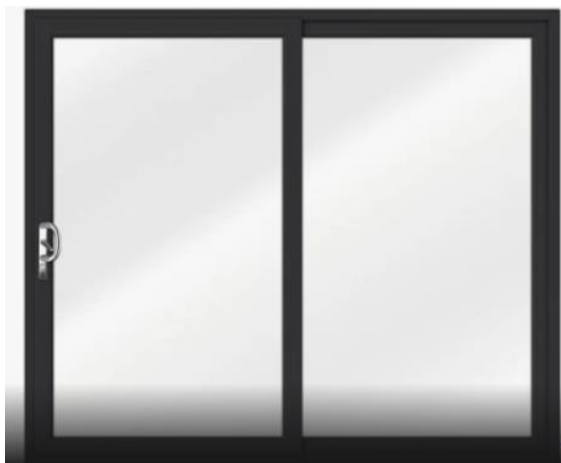
Water absorption : < 14%

Coverage per sq. ft. (10mm joint) :

1 sq.ft – 7 Pcs

1 m2 – 75 pcs.

Windows



Rear patio doors, upvc anthracite.



Windows to be upvc anthracite.

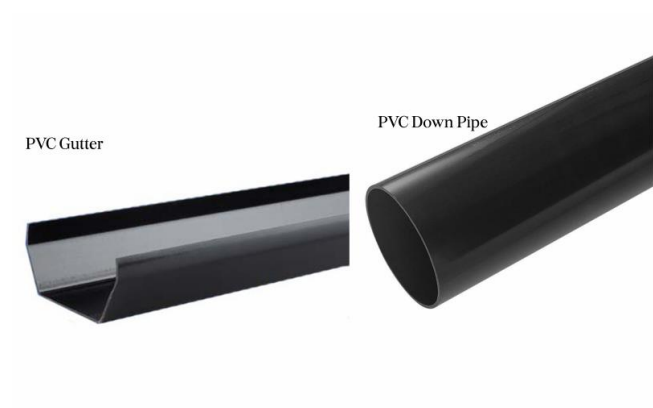
Dormers to be slate hung (match host roof) to sides and face.

Door



Anthracite upvc frames and door to front.

Guttering and Soffits



Black coloured guttering and down pipes.



Upvc anthracite soffits.



RoofLITE+ Slim Vent Centre Pivot Roof Window - 55cm x 98cm



Sandstone window cill.

8. BOUNDARY TREATMENTS

Please refer to submitted Site Plan:

- A* - B* Front boundary to be retained as existing.
- B* - C* No Boundary Treatment proposed – existing gable of No.418
- C* - D* To consist of 1.8m high timber post and panel fence (see below)



- D* - E* - No boundary treatment, access to remain open for parking and occupants
- E* - F* - Existing brick wall and gable of No. 416 to be retained.



Above: Pedestrian Gate 1.8m in height - Please refer to submitted Site Plan: