

1.0.

**STATEMENT SUPPORTING APPLICATION TO
DISCHARGE CONDITIONS 3 to 7**

For

Application Ref: 23/01153/FUL

Site Address: Land next to no. 17 Prospect Place, Heywood, Rochdale, OL10 4JQ



Aerial view of existing site

2.0.

30th of Sep, 2024

1.0. Discharge condition 3

- 1.1. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

The drainage scheme shall include:

- (i) A plan of surface water and foul drains from the new development and any connection to public sewer.
- (ii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (iii) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.
- (iv) Confirmation of any approvals required from United Utilities for connections.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same

1.2. Submitted report within application as pdf file - LAND CONTAMINATION PHASE 2 SITE INVESTIGATION

- 1.3. According to the report recommendation, because the soil to a depth of 0.6m in the proposed soft landscaped areas does not contain elevated contamination. We have chosen the most feasible methods of achieving. Will excavate to 0.6m below proposed finished levels and reinstating to levels with certified clean topsoil from an approved source;

2.0. Discharge condition 4

2.1. 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 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
- 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,
 - archaeological sites and ancient monuments;
- 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 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.

2.2. Submitted within application as pdf file – Drainage Strategy and SuDs

2.3. All site work will take place according to report recommendations.

4.0.

3.0. Discharge condition 5

3.1. 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 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.

3.2. Submitted within application as pdf file – Proposed Elevations Incl. Boundary

3.3. Walls to be finish with ;



ALL WALLS Incl. BOUNDARY finish with;

K-Rend K1 Silicone Scraped Topcoat

Product specification and purchase link;

<https://www.directbuildingproducts.co.uk/k-rend-k1-silicone-scraped-topcoat-1363>

3.4. Roof to be finish with;



ROOF TILES

Passaro SS55S Standard Quality Spanish Natural Slate Roof Tile in Grey - 500mm x 250mm

Product specification and purchase link;

https://www.roofingsuperstore.co.uk/product/passaro-ss55s-mix-standard-quality-spanish-natural-slate-in-grey-500mm-x-250mm.html?ppc_keyword=&gad_source=1&gclid=Cj0KCQjw05i4BhDiARIsAB_2wfAaYaU3bf_j0Wk2BID_l11ACPosZFI5xhBKKzZnhGwryQiGBXcedqoaAhW1EALw_wcB

5.0.

3.5. uPVC Gutters and drainpipes

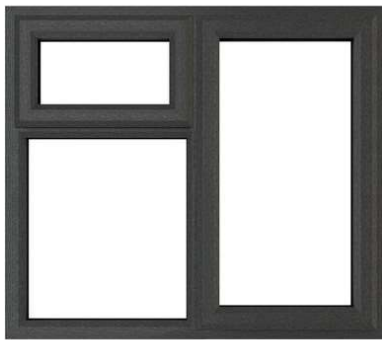


FloPlast uPVC Half Round Gutter Black 112mm

Product specification and purchase link;

https://www.screwfix.com/p/floplast-upvc-half-round-gutter-black-112mm-x-3m/65707?tc=AL7&gad_source=1&gclid=CjwKCAjw9p24BhB_EiwA8ID5Bqpd1jrfKtcM2xQqkA2JSF4RLIWgD9Qh3JBZYBF-KXyoFZDG5jWAIROcKqcQAvD_BwE&gclsrc=aw.ds

3.6. WINDOWS AND DOORS;



uPVC Windows and Doors to be in Black

uPVC double glazed windows details submitted with the application as pdf file.



Window header to match surroundings

Cast Stone Splayed Headers & Lintels

Product specification and purchase link;

https://signaturegardenstatues.com/products/cast-stone-splayed-headers-lintel?variant=44802493808929&gad_source=4&gclid=Cj0KCQjw05i4BhDiARIsAB_2wfA-C3PvKL89KsYDZncRIaQEOvNvYTWWhlMAAf87NKLvuigWM2-9ppuy0aAlm3EALw_wcB

6.0.



Window Sill to match surroundings

Cast Stone Window sill,

Product specification and purchase link;

<https://www.stonecrete-direct.co.uk/stone-window-sills-and-heads.html>

3.7. ROOF WINDOWS;



Single VALUX windows colour to match with roof tiles

4.0. Discharge condition 6

4.1. 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.

4.2. Submitted within application as pdf file – Windows and Doors details

5.0. Discharge condition 7

7.0.

- 5.1. Notwithstanding any details submitted as part of 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.

- 5.2. Submitted within application as pdf files

- 5.3. Rear Garden wooden gates;



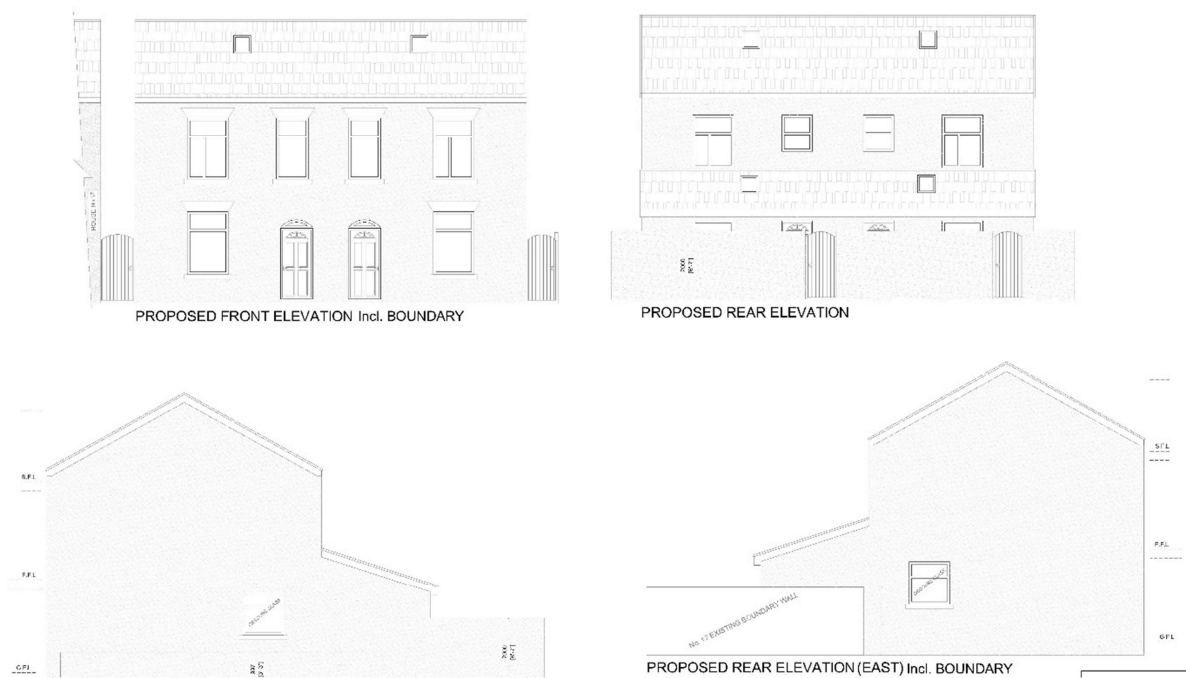
REAR GARDEN WOODEN GATES

Ledged & Braced Arched Top Timber Gate Kit - 990 x 1981mm

Product specification and purchase link;

<https://www.wickes.co.uk/Wickes-Ledged+Braced-Arched-Top-Timber-Gate-Kit---990-x-1981mm/p/218582>

8.0.



Proposed Elevations including the boundary walls and wooden gates

The existing boundary wall of no.17 will remain.

New boundary walls to be 2 meters high to the rear and part two meters' part one meters high to the side as drawn in the side elevation.



ALL WALLS Incl. BOUNDARY finish with;

K-Rend K1 Silicone Scraped Topcoat

Product specification and purchase link;

<https://www.directbuildingproducts.co.uk/k-rend-k1-silicone-scraped-topcoat-1363>