



Enquires@hadas-architectural.co.uk

0161 870 2306

CONDITION DISCHARGE SUPPORTING DOCUMENT

Description: Erection of 5 no. dwellinghouses with associated landscaping and car parking following demolition of existing garages

Application no. 24/00959/FUL

*Location: Land Adjacent to Rochdale Road at Hillbank Street and Church Avenue,
Middleton M24 2RB*

Condition Discharge Sheet

The following supporting document has been produced to accompany the drawings associated with gaining condition discharge approval for the above-mentioned site. All elements have been designed and selected to respect the surrounding environment whilst ensure a high-quality design in line with Oldham and Rochdale's councils Urban Design Guide.

Condition No 7

Prior to the commencement of development, a detailed soft landscaping scheme and specification shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded.

Please refer to 2506 & 2507- Landscaping plan for both Hillbank and Church Ave which provides specifications of the proposed planting in relation to all externally presented elements.

Condition No 9

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. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

Please refer to the drawings provided by TJ Booth Associates which demonstrate an appropriate drainage design.

Condition No 10

Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;*
- Details of Wheel Washing;*
- Dust Management Plan;*
- Compound locations where relevant;*
- Location, removal and recycling of waste;*
- Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,*
- Parking of construction vehicles and staff.*

Please refer to the Construction Management Plan which has been produced for both Church Avenue and Hillbank Street.

Condition No 11

Prior to the commencement of development, a highway dilapidation survey of all highways fronting and in the vicinity of the two application sites shall be undertaken and be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, this should include photographs and commentary on the condition of the local highways and footways on construction vehicle routes surrounding the site.

Please refer to TJ Booth Associates drawing which includes a plan showing the location of existing defects and photographic evidence.

Condition No 12

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)

Please refer to TJ Booth Associates Reports which includes addresses the above required information as requested by the Local Authority.