ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Our ref: 18/01448/DOC
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Date: 23 April 2019

Mr Tom Riggall
HNA Architects Ltd
Hollinwood Business Centre
Albert Street
Hollinwood
Oldham
OL8 3QL
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**18/01448/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 10, 11 18 and 21 of planning permission 16/00396/FUL**
Location:	**Proofings Technology Ltd, Hare Hill Road, Littleborough, OL15 9AD,**

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

10 No external lighting shall be installed on any of the retained buildings or within the development unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the locations and design of any lighting and LUX levels from the lights. The approved scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To protect the character and appearance of the Littleborough Town Centre Conservation Area and to prevent nuisance arising in accordance with policies P2 and P3 of the Core Strategy, UDP saved policy BE/17 and the NPPF

OFFICER COMMENT: The scheme is acceptable (documents supplied with application submission plus email dated 15/02/2019). The condition is complied with so long as the approved scheme is implemented in accordance with the approved details and retained as such thereafter.

11 Notwithstanding any details hereby approved and the requirements of condition 2, no works to the buildings to be converted shall take place until full details of any proposed repairs to existing brick and stonework are submitted to and agreed in writing by the Local Planning Authority. Samples of any proposed replacement brick and stonework, the type of joint, lime mortar specification and appropriate bond (to match existing) to be used, must be made available on site in the form of a construction panel and the details agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: To protect the architectural and historic interest of the building to protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance Core Strategy policies P2 and P3, saved UDP policy BE/17 and the NPPF

Reason for pre-commencement condition: As the proposed development hereby approved will affect non-designated heritage assets within a Conservation Area, the submission and approval of details will ensure that no irrevocable damage will be instigated to the buildings.

OFFICER COMMENT: The condition is not discharged at the current time. No details or samples have been supplied.

18 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, which shall identify all previous uses, potential contaminants associated with those uses and a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site;

ii) an assessment of the potential risks to:
- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- o adjoining land,
- o groundwaters and surface waters, including controlled waters,
- o ecological systems,
- o 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 dwellings hereby approved are first occupied.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and this shall be approved in writing by the local planning authority. The remediation shall thereafter be carried out in accordance with the approved strategy.

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

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

OFFICER COMMENT: The condition is not discharged at the current time. Additional ground investigation and subsequent reporting is required.

21 None of the residential units hereby approved shall be first brought into use until a residential Travel Plan (RTP) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved RTP shall be implemented upon the first occupation of the any of the residential units hereby approved and shall provide for/include the following: -

o relevant information about existing travel habits in the surrounding area;
o details of the specific measures to be implemented to promote the use of sustainable modes of transport and details of ways in which these will be implemented;
o details of the means by which the RTP shall be reviewed.

Reason: To encourage sustainable transport measures for visitors and occupiers in accordance with policy T2 of the Core Strategy and the NPPF.

OFFICER COMMENT: The details provided in the Travel Plan (TP) (document reference SK21893_TP01) are accepted. The condition is complied with so long as the approved TP is implemented upon the first occupation of any of the residential units approved, and is adhered to.

Yours faithfully,



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Signed on behalf of the Council