ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 11 January 2019

Mr Paul Healey
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Brunel House
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Milnrow
OL16 3NJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**18/01387/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3, 4 and 5 of planning permission 18/00435/FUL**
Location:	**Land To The Rear Of , 1 Saxwood Close, Rochdale, OL12 7QX, ,**

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

Conditions and Reasons:

3 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:
- 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,
- 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 buildings hereby approved are first occupied.

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 Rochdale Core Strategy policy G9 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.

Decision: The submitted Phase I Desk Study Report (dated October 2018 ref. 1556.1) is acceptable for the purposes of the condition. The recommendations contained therein have been reviewed by the Council's Public Protection service and deemed acceptable. Development should be carried out in accordance with the recommendations of the report and, in accordance with the requirements of the condition, a verification report shall be submitted to the LPA for approval before the dwelling is first occupied.

4 No development shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the duly approved details before the dwelling hereby approved is first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with the requirements of Saved Unitary Development Plan policies EM/7 and EM/8, Rochdale Core Strategy Policy G8 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will be necessary of the detailed drainage arrangements prior to commencement of any development on site.

Decision: The proposed drainage strategy and details shown on drawings HC-18515-(10)-004, HC-18515-(30)-001 rev B (received 08.01.19) and HC-18515-(30)-003 rev A (received 08.01.19) are acceptable. The condition is discharged if the development is carried out in complete accordance with these details and retained as such thereafter and subject to the agreement of United Utilities that the proposed method of connection to their sewer is acceptable.

5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications 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 P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The external materials as indicated in the submitted Materials Schedule received on 09.01.19 are acceptable, including brick type 'Red Drag Wire 65mm'. The condition is discharged if the development is carried out in complete accordance with those details.

Yours faithfully,



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Signed on behalf of the Council