ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 18 December 2020

Mr Jake Crompton
Countryside Properties (UK) Ltd
Countryside Properties (UK) Ltd
301 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01296/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 6, 7, 9, 12, 14, 21 and 22 on planning permission 18/01399/FUL**
Location:	**Land At , Royle Road, Rochdale,**

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

Conditions and Reasons:

6 No development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority in accordance with the Phase I and II Geo-Environmental Site Assessment, reference 12-675-R1.

The approved remediation scheme shall thereafter be fully implemented in accordance with the approved details unless any variation is otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the occupation of each plot, a verification report that demonstrates the effectiveness of the remediation carried out on a plot by plot basis must be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where additional remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

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 Response: The Remediation & Enabling Works Strategy, reference 11-778-R2 is acceptable and the development shall be carried out in accordance with the recommendations contained within it to comply with the requirements of the condition. A further application will need to be submitted with a verification report to demonstrate the effectiveness of the remediation carried out on a plot by plot basis and prior to its occupation.

7 No development (other than site clearance works) 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 background calculations or MicroDrainage® model details shall be submitted to the Authority and the scheme shall include:

i. details of the proposed foul and surface water drainage network;
ii. details of how the surface water scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are 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 surface water from the site in accordance with the requirements of Policies DM1, G8 and G9 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The submitted drainage scheme as detailed on the following plans and document is approved:

o Proposed S104 Drainage Layout, Reference RRR-X-C-DR-00-1000 Rev B, Dated 06.02.2020
o MicroDrainage® files, Issued by email on 25 November 2020
o Watercourse Culvert Diversion Layout, Reference 40-12 Rev P2, Dated October 2018
o Flood Risk Assessment by Elluc Consulting Engineer, Dated November 2018

The development shall not be carried out other than in accordance with these details to comply with the requirements of the condition.

9 No development or works of site clearance shall take place until (including demolition, ground works, vegetation clearance) an invasive non-native species scheme shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam, Japanese knotweed and Rhododendron on site. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure appropriate measures are in place for the eradication of invasive plant species on site in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: Vegetation clearance is a pre-construction process which needs to be carried out an appropriate manner in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Officer Response: The submitted Invasive Weed Management Plan, Reference IWMP2012B, Dated July 2020 is acceptable. The development shall be carried out in accordance with the approved measures therein.

12 No development shall take place until details of existing and finished site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Core Strategy policy DM1 and the National Planning Policy Framework.

Reason for pre-commencement: Development levels are required prior to ground works taking place.

Officer Response: The details of the existing and finished site and floor levels for the proposed houses shown in the following plans are approved:

- Royle Road Topographical Survey (SK537-TOPO-01)
- Royle Road External Works Sheets 1-4:
    - Sheet 1 of 4 - RRR-X-C-EW-00-1500 Rev B
    - Sheet 2 of 4 - RRR-X-C-EW-00-1501 Rev B
    - Sheet 3 of 4 - RRR-X-C-EW-00-1502 Rev B
    - Sheet 4 of 4 - RRR-X-C-EW-00-1503 Rev B

To comply with the requirements of the condition, the development shall be carried out in accordance with these approved details.

14 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following:- (i) confirmation that hours for site preparation, delivery of materials and construction are limited to Mon-Fri 07:30-18:00, Sat 08:30-14:30 and no work on Sundays or Bank Holidays; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works.
The duly approved CMS shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement: This detail is required prior to any ground works taking place.

Officer Report: The submitted Construction Environmental Management Plan Rev A (CEMP) (October 2020) is approved. To comply with the requirements of the condition, the approved CEMP shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CEMP without the prior written permission of the Local Planning Authority.

21 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a detailed, site-specific scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The scheme

must include provision for tree protection monitoring and site supervision by a suitably qualified tree specialist.
Thereafter the development shall be implemented in strict accordance with the approved details.

Reason: In the interests of tree protection in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

Officer Response: The submitted TPP and AMS detailed on the following plans are approved:

- The Additional Tree Protection Plan (Reference: UG_11969_ARB_TRP_01 Rev 00 dated 02-12-19)
- Tree Protection Plan (Reference: UG_11969_ARB_TPP_01 Rev 00, dated 02-12019)
- Tree Protection Index (Reference: UG_11969_ARB_TPI_01 Rev 00, dated 02/12/19)
- Arborocultural Method Statement (Ref: UG_11969_ARB_AMS-01 Rev X01, dated 02/12/19)
- Arborocultural Method Statement (Ref: UG_11969_ARB_AMS_02 Rev X01, dated 02/12/19)
- Arborocultural Method Statement (Ref: UG_11969_ARB_AMS_03 Rev X01, dated 02/12/19)
- Arborocultural Method Statement - Sign Off (Ref: UG_11969_ARB_AMS-04 Rev X01, dated 02/12/19)

The condition has been complied with providing that the development is carried out in strict accordance with the protection measures contained within the approved plans throughout the construction period.

22 Prior to the commencement of the development hereby approved a re-survey of the site for badger setts shall be undertaken and the survey report shall be submitted to and approved in writing by the Local Planning Authority. The survey should incorporate recommendations, mitigation measures and timescales for implementation should badger setts be found. The development shall be carried out in full accordance with the approved details.

Reason: In the interests of species protection in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: No ground disturbance should take place without this work taking place.

Officer Response: The submitted Badger Survey Report and Method Statement (Ref: 80-408-R1-2) is acceptable and the proposed mitigation strategy must be implemented in full. Development shall be carried out in accordance with the approved details.

Yours faithfully,

MR Rose

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Signed on behalf of the Council