ROCHDALE BOROUGH COUNCIL

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Our ref: 20/01479/DOC
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Date: 19 February 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01479/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4, 5, 6, 7, 8 and 9 of planning permission 20/00567/FUL**
Location:	**Middleton Citizens Advice Bureau, Milton Street, Middleton, , ,**

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

Conditions and Reasons:

4 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such window frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in accordance with Core Strategy Policies P2 and P3, and the National Planning Policy Framework

Decision: The proposed materials comprising 'Alitherm 500 in black', 'Velux Centre Point rooflights in grey aluminium', 'Enviro Rolled Lead - Code 8 Cladding,' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

5 Details of the doors to be utilised in the building(s), including their intended finished treatment, shall be submitted to and approved in writing by the Local Planning Authority before any such doors are installed in the development. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in accordance with Core Strategy Policies P2 and P3, and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Greenway Vintage Front Door in RAL 3003 Ruby Red' and 'Visofold 1000 Aluminium Bi-fold doors in black' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

6 Details of the rainwater goods, fascia, soffits and barge boards to be utilised in the building(s), including their intended finished treatment, shall be submitted to and approved in writing by the Local Planning Authority before any such doors are installed in the development. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in accordance with Core Strategy Policies P2 and P3, and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Alutech 63mm downpipe with half round gutter in heritage black' and 'Marley Alutec Evoke Fascias and Soffits in RAL 9005 Black' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

7 Details of the roofing tiles to be utilised in the building(s), including their intended finished treatment, geological composition, source and finish along with a sample, shall be submitted to and approved in writing by the Local Planning Authority before any such doors are installed in the development. The development shall thereafter be completed in accordance with the approved details. For the avoidance of doubt the slate to be used shall be a natural grey slate

Reason: In order to ensure a satisfactory appearance in accordance with Core Strategy Policies P2 and P3, and the National Planning Policy Framework.

Decision: The proposed materials comprising 'natural reclaimed welsh slate' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

8 Details of the brick and stone to be utilised in the building(s), including their intended finished treatment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in accordance with Core Strategy Policies P2 and P3, and the National Planning Policy Framework

Decision: The proposed materials comprising 'Reclaimed Cheshire Wirecut Brick' and 'Stone cills and heads from Jowett Stone' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

9 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 building(s) 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 Core Strategy policies G9, G8, P2 and EM/8, and the National Planning Policy Framework.

Decision: The submitted Phase 1 Risk Assessment by John Harrison titled Milton Street Middleton and dated October 2020 is acceptable. The development shall be carried out in accordance with the recommendations within it to comply with the requirements of the condition.

Prior to the occupation of the approved dwellings, a further application will be required to submitted to and agreed in writing by the LPAconfirm that no unexpected contamination was discovered during the course of construction of the approved development.

Yours faithfully,



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Signed on behalf of the Council