ROCHDALE BOROUGH COUNCIL

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Date: 1 April 2019

EMD Shockledge
70 Green Lane
Ashton-U-Lyne
OL6 8TE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/00027/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condtions 3, 4, 7, 8, 9, 10, 11, 12 and 13 of planning permission 18/00486/FUL**
Location:	**Land At Harrow Street And Oldham 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:

3 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The details of materials provided on "EMD. SHOCKLEDGE RENTAL CONSTRUCTION" sheet dated '07.01.19' are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

4 No above ground works shall take place until full details of the window and doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, depth of recess, cill and lintel detailing, and means of opening together with any finished treatment and depth of reveals, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The details of the windows and doors provided on plan No"A107" and "EMD. SHOCKLEDGE RENTAL CONSTRUCTION" sheet dated '07.01.19' are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

7 No above ground works shall take place until full details of the shutters and shutter housing to be used on the building is submitted for the prior written approval of the Local Planning Authority. The details shall include the method of housing the shutters, their appearance and degree of perforation, materials and colour that they are to be painted or powder coated. Only the approved shutters and shutter housing shall be installed on the building and in accordance with any terms of the approval.

Reason: In the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The details of the shutters and shutter housing to be used on the building provided on plan No"A106" and "EMD. SHOCKLEDGE RENTAL CONSTRUCTION" sheet dated '07.01.19' are acceptable. To comply with the condition, only these materials shall be used on the building.

8 No development shall take place until a scheme for the design, construction, 'hard' landscaping treatment, drainage and marking out of the access to the site and the parking spaces shown on the approved plans has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, lighting columns, bollards, bins and gates etc). The approved scheme shall be fully implemented before any of the uses hereby approved are first brought into use and retained thereafter.

Reason: To ensure safe and convenient access and parking arrangements in accordance with policies DM,1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes to develop the site. This condition would ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

The details of the hard landscaping treatment, drainage and marking out of the access to the sit and parking spaces shown on provided on plan No"A108" and detailed in "EMD. SHOCKLEDGE RENTAL CONSTRUCTION" sheet dated '07.01.19' are acceptable. To comply with the condition, only these materials shall be used and the site constructed as shown on the above plan.

9 No development shall take place until a site 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

Policy G9 of the adopted Rochdale Core Strategy, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes to develop the site. This condition would ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

The contamination officer has been consulted and has stated 'Considering the low sensitivity of the end use and that the majority of the site will be covered by hardstanding' the report submitted 'Phase 1 Land Contamination Risk Assessment' Dated October 2018' is acceptable'.

However confirmation no contamination was identified during development needs to be provided before the condition is adhered to, therefore:

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 remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

10 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

The drainage plan submitted 'A108' is acceptable and shall be adhered to during the construction of the development.

11 No above ground works shall take place until full details of the construction and design of a refuse recycling/bin store(s) shall be submitted for the written approval of the Local Planning Authority. The duly approved facility shall be provided and made available for use before the first occupation of any of the shop or dwelling units hereby approved.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan.

The details of the bin store provided on plan No"A106" and "EMD. SHOCKLEDGE RENTAL CONSTRUCTION" sheet dated '07.01.19' are acceptable. To comply with the condition, only these materials shall be used in the construction of the bin store.

12 No external lighting shall be installed on the buildings or elsewhere on the site 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 LUX levels from the lights and any necessary cowls or baffles to prevent light spillage into neighbouring properties. The approved scheme shall be

implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of visual amenities and to prevent nuisance arising in accordance with policy DM1 and G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The details of the external lighting provided on plan No"A106" and "J Turner Electrical" sheet dated '04.10.18' are acceptable. To comply with the condition, only these materials approved details shall be used on the building.

13 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 details of the following: - (i) hours for site preparation, delivery of materials and construction; (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; (vii) measures to control the emission of dust and dirt during construction, including a wheel washing facility; 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 policy DM1 and G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby uses and highway safety prior to commencement of any building or engineering works on site.

The Construction Method Statement within "EMD. SHOCKLEDGE RENTAL CONSTRUCTION" sheet dated '07.01.19' is approved. To comply with the requirements of the condition, the approved CMS shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CMS without the prior written permission of the Local Planning Authority.

Yours faithfully,



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Signed on behalf of the Council