ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: mark.caine@rochdale.gov.uk
Our ref: 19/01341/DOC
Enquiries to: Mark Caine
Direct Line: (01706) 924310
Date: 6 January 2021

Mr K Rippingham
One Architectural Design Services Ltd
1081 Manchester Road
Castleton
Rochdale
OL11 2XJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/01341/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 7, 10, 12, 13 and 15 on planning application 18/01279/FUL**
Location:	**47 Crescent Road, Rochdale, OL11 3LG,**

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

Conditions and Reasons:

7 No development (other than works of demolition) 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.

Condition not satisfied.

The Council's Drainage Officer has been consulted and has provided the following comments:

1. Drainage Design is incomplete:- Although the revised Proposed Drainage Plan is much better than the previous version (undated 2020 version by One Architectural),

there is outstanding information. The Drawing shows a Polypipe soakaway - size TBC depending on infiltration rate of ground. The same drain also discharges to public sewer, but it does not show whether this will be foul or surface water - see point 3 below. If the soakaway is suitably sized, then it should not need to connect to public sewer. It is more logical for the garage to discharge to its own Polypipe soakaway than the house soakaway - has this been considered? It is unclear how the 5000 litre rainwater harvesting tank is going to work. Is it below ground and is there a pump to deliver flow? Is it for garden, or is it to be filtered for flushing toilets?

2. Soakaway test in accordance with BRE 365: it appears that this has not yet been carried out and therefore the size of the soakway is shown on the plan as "to be confirmed".

3. Connections to UU's public sewer:- Consultation of the Applicant with United Utilities is required to confirm whether UU want the surface water discharge from the new dwelling to be connected to foul sewer on the south (nearby) side of Crescent road or to the Surface Water sewer on the far, north side of the Crescent road.

4. Typical cross sections of Permeable Paving:- The Legend wording on the Proposed Drainage Plan needs some clarifications: (a) "Area of land to be made up as driveway using permeable tarmac or (permeable) concrete block paving). The italics permeable is missing. The footpaths and driveway legend information needs to include a specific requirement for the Contractor / Builder "Permeable Paving Installation shall be carried out in accordance with the Permeable Paving Suppliers Guidance".
For the Driveway, some instructions also should also advise the Contractor/ Builder:- the Driveway shall be installed on a sub-grade which has previously had an established existing driveway or on an area which has sub-grade soil strength (CBR - California Bearing Ratio) greater than 5%.

Correct installation of permeable paving is essential for the long term viability of the drainage; Contractors and Builders are less familiar in building permeable driveways than standard semi-permeable block drives so need some more definitive text on the Proposed Drainage Plans

As such the information submitted is inadequate to satisfy the requirements of this condition.

10 No development (other than works of demolition) shall take place until Highway 381975 has been formally closed and evidence of closure has been submitted to and approved in writing by the local planning authority.

Reason: The development would necessitate the closure of the highway and this closure must be in place before the development commences.

Condition satisfied

The Councils Highway Section has been consulted and have confirmed that the submitted information 'Letter and plan ref NATTRAN/NW/S247/3750 and the stopping up of highway (norht west) order 2019 is acceptable and approved. The Condition is therefore considered to have been satisfied.

12 No development shall take place until the trees to be retained to the rear of the site (within the garden of dwelling) have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees adjacent to the site in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Preparatory and ground works have the potential to damage trees and therefore protective measures must be in place before any development takes place.

Officer Comment: This condition does not require the submission of information but places the onus on the applicant to provide temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and retained during the period of construction.

13 No development (other than works of demolition) 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.

Condition partly satisfied

The Council's Contaminated Land Officer has been consulted and has confirmed that the recommendations in the Phase 1 Environmental Site Assessment Report by enviro|solution dated 29 May 2019 is approved. To comply with the condition the scope of works for the phase 2 intrusive ground investigation and subsequent remediation strategy and verification report are required to be submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

15 No development shall take place until a Demolition Method Statement (DMS) has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include details of the following: - (i) start date of demolition works (ii) a completion date of the demolition works (iii) and, a timeframe of when all equipment and materials brought onto the land and the materials resulting from the demolition will be removed from the site. The duly approved DMS shall be fully adhered to.

Reason: To enable the Local Planning Authority to regulate and control the development of land, to preserve the residential and visual amenities of the locality, and to secure a satisfactory standard of development in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals requires demolition works, an understanding will therefore be necessary of when demolition would commence and measures put in place to protect the visual amenity of neighbouring occupiers prior to commencement on site.

Condition satisfied

The Council's Public Protection Section has been consulted and have confirmed that the details provided in the 'Method Statement (safe system of work) Ref MP-0001' are acceptable. To comply with the condition, this should be adhered to during the construction process.

Yours faithfully,



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Signed on behalf of the Council