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: osian.perks@rochdale.gov.uk
Our ref: 19/00185/DOC
Enquiries to: Osian Perks
Direct Line: (01706) 925967
Date: 17 April 2019

Mr Steven Hartley
HP and DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00185/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3, 4, 5 and 6 on planning permission 17/00221/FUL**
Location:	**2 Inchfield Close, Rochdale, OL11 5SB,**

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 construction works shall take place until samples and / or full specification 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 before the dwelling is first occupied.

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

Decision: The use of a grey, concrete, profiled roof tile as shown on the supporting report titled 'Brick Materials' is considered acceptable. The use of Priory Weathered Red Brick to the exterior elevations of the application property as shown on the supporting report titled 'Brick Materials' is considered acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

4 No development shall take place until finished floor levels for the proposed building relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details before the dwelling is first occupied.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Decision: The applicant has indicated in the 'Planning statement for discharge of conditions' that 'The proposed finished floor level is the same as for the original dwelling at 189 AOD'. Detailed information regarding the finished floor levels of the original dwelling

or the proposed dwelling in relation to surrounding properties has not been submitted. Therefore further information regarding the finished floor levels in relation to surrounding properties is still required. A further application will need to be submitted to ensure compliance with the condition requirements. This condition has not been discharged.

5 No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. 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, 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 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 and the National Planning Policy Framework.

Reason for pre-commencement: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The submitted report of intrusive investigations by Worms Eye Ltd has identified the presence of ground based contaminants and potential contamination risks in respect of landfill and ground gas. The Council's Public Protection Environment Officer notes that a fully detailed confirmed remediation scheme has not been provided and therefore requires that prior to commencement of the development a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall have been submitted to and approved in writing by the Local Planning Authority.

A further application will need to be submitted including a detailed and confirmed remediation strategy prior to commencement of development and subsequent verification report to ensure compliance with the condition requirements.

6 No development shall take place until a scheme of intrusive site investigations for the mine entry and intrusive site investigations for the shallow coal workings has been submitted to and approved in writing by the Local Planning Authority.

The submitted report of findings arising from the intrusive site investigations shall include a plan showing the location of the mine entry and its zone of influence and how this relates to the development and include a scheme of remedial works for approval by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved scheme and a verification report submitted to and approved in writing by the Local Planning Authority

before the dwelling hereby approved is first occupied.

Reason: 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 and the National Planning Policy Framework.

Reason for pre-commencement: Further investigations will be necessary in respect of coal mining risks prior to commencement of any building or engineering works on site.

Decision:

The Planning statement submitted with this application indicates various reports submitted by GRM Developments Solutions have dealt with matters pertaining to the above condition, however these have not been provided. No further information has been submitted with this application. The Coal Mining risk assessment (dated 26/4/2017) submitted with the orignal application by Worms Eye is a desk top study only and identifies potential risks relating to developing on this site. A report of findings arising from the intrusive site investigations pertaining to the above condition has not been submitted. A further application will need to be submitted to ensure compliance with the condition requirements. This condition has not been discharged.

Yours faithfully,



.....
Signed on behalf of the Council