ROCHDALE BOROUGH COUNCIL

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Date: 23 August 2019

Mr Ainsley Gommon
Ainsley Gommon Architects
1 Price Street
Hamilton Square
Birkenhead
CH41 6JN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/00368/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 5, 6, 7 and 8 of planning permission 17/00094/FUL**
Location:	**Land Off Latrigg Crescent, 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:

5 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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

Decision: The details and siting of boundary treatments and retaining walls provided on Drawing No. EW1 'Close Boarded Timber Fence' dated June 2014, Drawing No. EW4 '2100mm Privacy Screen' dated June 2014 and Drawing No. E42 P2 'Plots 17-18, 21-31, 111-112, 212-213 Proposed Plot Levels and Retaining Wall Locations' are approved. The development shall be carried out in accordance with these materials and siting locations to comply with the requirements of the condition.

6 No development 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. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
- Details of the rate of surface water discharge from the site to ensure that the post development discharge rate does not exceed the existing (pre-development/greenfield) rate, including any necessary flow attenuation measures and the use of SUDS where appropriate;
- Details of how the scheme will be maintained and managed after completion.

The scheme shall thereafter 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 foul and surface water from the site in accordance with the requirements of Saved Unitary Development Plan policies EM/7 and EM/8, Rochdale Core Strategy Policy G8 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will be necessary of the detailed drainage arrangements prior to commencement of any development on site.

Decision: The proposed drainage design as indicated on Drawing No. 5956-E36, Rev P2 'Plots 21-22, 68-77, 111-122, 212-213 Private Drainage Layout' dated 19.06.17 and supported by Drawing 5956-E04 Rev. C1 'Typical Drainage Details Sheet 1 of 3' dated 17.07.14, Drawing 5956-E05 Rev. C1 'Typical Drainage Details Sheet 2 of 3' dated 17.07.14 and Drawing 5956-E06 Rev. C1 'Typical Drainage Details Sheet 3 of 3' dated 17.07.14 is approved. The details of the ongoing maintenance and management of the installed systems as provided on the submitted home owner information leaflets received on 23.08.19 (ACO P212, ACO P22, ACO P111, ACO P21, ACO P213 and ACO P112) are also acceptable. To comply with the requirements of the condition, the approved drainage design shall be implemented in full and the development shall not be carried out otherwise than in accordance with the approved drainage design without the prior written permission of the Local Planning Authority. The maintenance information packs shall also be provided to the future homeowners on purchase completion.

7 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:
- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- o 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 Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

Decision: The submitted Geo-Environmental Investigation and Assessment and Remediation Strategy (report ref. 5956/G/02 by WML Consulting dated October 2014) and recommendations within it are approved. The development shall be carried out in complete accordance with this report and the recommendations within to comply with the requirements of the condition.

A further application will need to be submitted to provide a verification report confirming

accordance with the remediation strategy to be approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

8 No above ground works shall take place until finished floor levels for the proposed buildings 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.

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

Decision: The proposed finished floor levels as detailed on Drawing No. E42 P2 'Plots 17-18, 21-31, 111-112, 212-213 Proposed Plot Levels and Retaining Wall Locations' are approved. The development shall be carried out in complete accordance with these approved details to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council