ROCHDALE BOROUGH COUNCIL

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Date: 6 February 2019

Mr Daniel Slattery
TJ Booth Associates
20A Eastgate St
Rochdale
OL16 1DH
UK

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**18/01368/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Materials), 4 (Contamination), 6 and 7 (Tree Protection), 9 Floor Levels) and 11 (Drainage) of planning permission 17/00922/ful**
Location:	**662 Bury Road, Rochdale, OL11 4AY**

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 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 and shall not include concrete tiles for the roof. Development shall be carried out in accordance with the approved details.

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.

No information has been submitted in regards the proposed materials. Condition 3 can not be discharged.

4 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, has been submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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 archeological sites and ancient monuments;
iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To ensure that any contamination of the site has been identified and appropriately mitigated in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition : Any contamination of the site would need appropriately managing prior to any further groundworks taking place.

The submitted Phase I and II Environmental Audit, reference rep-tjba-riley-662 bury rd-phs 1 env-220818.docx is acceptable subject to the submission of further information to either confirm that no materials have been imported onto the site or provide testing to confirm that any material imported is suitable for use as per the reports recommendations. Condition 4 cannot be discharged until the additional required information is submitted and approved.

6 No development or works of site preparation shall take place until all trees and hedges to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees and hedges 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.

This condition does not require discharging. Please ensure that the condition is complied with throughout the development.

7 No development or works of site preparation shall take place until a section/s that show all above and below ground construction works to take place within 10 metres of north east boundary of the site have been submitted to and approved in writing by the Local Planning Authority. The section shall demonstrate the root protection areas of the trees adjacent to this boundary and if the details submitted demonstrate that any earthworks would take place within the root protection areas, a replacement tree planting scheme that shall include replacement planting on a 1:1 basis shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details and the approved replacement tree planting shall be undertaken within the next planting season following occupation of the dwelling hereby approved. Any trees planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees of a similar size and species to those originally required to be planted.

Reason: To ensure that the trees adjacent to the site are adequately protected and/or replaced if damaged or lost 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: Any ground works may result in damage to remaining trees and it is therefore important that these works are assessed before work commences.

Insufficient information has been submitted to discharge this condition. The Proposed Tree Protection Plan & Details merely rewords the above condition and the submitted drawing does not include any specific details of tree replanting , including species and siting. Condition 7 cannot be

discharged.

9 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) 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 P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The finished floor levels will dictate the ground works and therefore it is important that the levels are considered at an early stage and agreed before development commences on site.

The levels indicated on drawing ref - proposed foundations and earth works, are acceptable. Subject to the development being carried out in accordance with the levels shown on this drawing, condition 9 can be formally discharged.

11 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, shall be 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 Core Strategy policy G8, saved UDP policies EM7 and EM/8 and the NPPF.

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 details submitted in the Proposed Drainage Plan & Details by TJ Booth Associates - drawing no. 250315 Revp0 April 2018 and the detailed drainage calucations by TJ Booth Assocated - dated 30/Nov/2018 are acceptable and subject to the development being undertaken in accordance with these details condition 11 can be formally discharged.

Yours faithfully,

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Signed on behalf of the Council