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: david.allen@rochdale.gov.uk
Our ref: 19/00541/DOC
Enquiries to: David Allen
Direct Line: 01706 925865
Date: 1 October 2019

Mr Martin Ashworth
James Campbell Associates
Campbell House
173 Rochdale Rd
Firgrove, Milnrow
Rochdale
OL16 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00541/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 (Site Investigation), 5 (Levels), 6 (Vehicular Access Details), 7 (Drainage), 8 (AMS) and 12 (Landscaping) of planning permission 15/01450/FUL**
Location:	**Land South Of 13 Broadhalgh Avenue, Rochdale, OL11 5LW**

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

Conditions and Reasons:

4 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:

- 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 Policies EM/2 and EM/4 of the adopted Rochdale Unitary Development Plan, Policy G9 of the emerging 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 Phase I & II Environmental Audit (TJ Booth Associates ref. rep-tjba-doheny-13 broadhalgh ave-phs 1&2-080219.docx rev. 0 dated March 2019), and the recommendations contained therein, are acceptable. If unexpected contamination is identified or materials are imported onto site, the LPA should be notified in accordance with the recommendations of the report. A verification report shall be submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

5 No development shall take place until details of existing and finished site levels and finished floor levels for the proposed dwellings relative to 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 proper planning, amenity and in compliance with Policy BE/2 of the adopted Rochdale Unitary Development Plan, Policy P3 of the emerging Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding of site levels will therefore be necessary prior to commencement of any building or engineering works on site. Finished floor levels are intrinsically linked to site levels.

Decision: The proposed levels, as shown on plan ref. 18.1919.10, are acceptable. The development shall be undertaken in accordance with the approved details.

6 No development shall take place until full details of the vehicular accesses onto Broadhalgh Avenue, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary) of the access road have been submitted to and approved in writing by the Local Planning Authority. The vehicular access shall be completed in accordance with the approved details prior to occupation of the dwellings hereby approved.

Reason: In the interests of proper planning, the comprehensive development of the site and in order to provide safe, secure access to the development in the interests of public safety, and ensure continued function of the surrounding highway network, in accordance with Policy A/9 of the adopted Unitary Development Plan, Policy T2 of the emerging Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: These details are require prior to commencement in the interests of highway safety and in order to ensure adequate access is provided to the site.

Decision: The access route detail (plan refs. 18.1919.10 and 18.1919.20B) is acceptable. The vehicular access shall be completed in accordance with the approved details prior to occupation of the dwellings hereby approved.

7 No development shall take place until such time as 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.
Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies EM/7 and EM/8 of the adopted Rochdale Unitary Development Plan, Policy G8 of the emerging Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: The duly approved drainage scheme will be required to be implemented on site prior to the commencement of above ground works.

Decision: The drainage proposals, as set out on plan ref. 18.1919.20B are acceptable. Development shall be carried out in accordance with the approved detail, and the drainage systems installed prior to first occupation of the dwellings.

8 No development shall take place until such time as a detailed Arboricultural Method Statement, including but not limited to detail on which trees are to be removed, which trees are to be retained, any other tree work to facilitate development including pruning, temporary protective barriers, temporary

ground protection, site supervision, location of services and, if required, specialist construction techniques in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) has been submitted to and approved in writing by the Local Planning Authority.

Reason & reason for pre-commencement: In order to ensure adequate protection of trees to be retained on the site in accordance with policies BE/8 and NE/8 of the adopted Rochdale Unitary Development Plan, policies P3, G6 and G7 of the emerging Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The vegetation to be retained is required to be protected before works commence to avoid damage.

Decision: The submitted documents, referenced below, are acceptable. Development shall be carried out in accordance with the approved detail.

- **Arboricultural Tree Survey (MMA Tree Consultancy)**
- **Arboricultural Method Statement (MMA Tree Consultancy)**
- **Arboricultural Method Statement Plan (including CEZ, Cellular Confinement System and Temporary Ground Protection detail)**
- **Cellweb TRP Installation Guide**
- **BS 5837:2012 Protective Barrier Specification**

12 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works and elements to include for loss of trees, shrubs and bird nesting habitat.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies BE/2, BE/8 and BE/17 of the adopted Rochdale Unitary Development Plan, Policies P2 and P3 of the emerging Core Strategy and the National Planning Policy Framework.

Decision: The submitted landscaping proposals ("Landscaping Proposal—Land at rear of The Red House—13 Broadhalgh Ave, Rochdale, OL11 5LW") are acceptable. The landscaping works shall be carried out in accordance with the approved scheme no later than the next planting season following final occupation of the development.

Yours faithfully,

.....
Signed on behalf of the Council