



Mr Steven Walker
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Bolton Arena
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Bolton
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01292/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (CMP), 4 (drainage), 5 (FFL), 6 (materials) and 10 (tinted window) on planning permission 21/01671/FUL
Location:	Marland Filling Station , Bolton Road, Rochdale, Rochdale, OL11 4QX

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 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays;
 - e) wheel washing facilities (or an adequate demonstration that this is not required)
 - f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - h) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
 - h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the highway network and to the amenity of nearby occupiers during the construction phase in accordance with

Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The submitted Construction Management Plan job ref. 2314 by Walker Design is accepted. The development shall be constructed in accordance with the approved document in order to comply with the requirements of the condition.

- 4 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The plans Below Ground Drainage Layout plan ref. 326222-GAU-ZZ-XX-DR-C-450001 rev 05 by Guarya Consulting Structural engineers dated 28 Sept 22 is accepted. The development shall be carried out in complete accordance with the approved details in order to comply with the requirements of the condition.

- 5 No development shall take place until finished floor levels for the proposed buildings and finished ground levels across the site 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: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The levels shown on the submitted plan Below Ground Drainage Layout plan ref. 326222-GAU-ZZ-XX-DR-C-450001 rev 05 by Guarya Consulting Structural engineers dated 28 Sept 22 is accepted. The development shall be constructed in accordance with the approved levels in order to comply with the requirements of the condition

- 6 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. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The following details of materials are accepted:

- **Kingspan Quadcore AWP Micro-Rib Wall Panel in RAL7016 Anthracite or equivalent colour**
- **Kingspan KS1000RW Trapeziodal Insulated Roof Panel**
- **Aluminium Box Gutter and Rainwater Pipe in RAL7016 Anthracite or equivalent colour**
- **Aluminium Shopfront, Doors and Windows in RAL7016 Anthracite or equivalent colour**
- **Weinerberger Staffordshire Blue Engineering Brick**

Only the approved materials shall be used in the construction of the approved development in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services