



Mrs Kate Sinclair
Nicol Thomas
Heyside House
Blackshaw Lane
Royton
Oldham
OL2 6NS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01258/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 11 (unadopted roads) and 15 (phase II land) on planning permission 20/01189/FUL
Location:	Higher Elbut Farm, Birtle Riding Centre , Elbut Lane, Heywood, BL9 7TU

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

Conditions and Reasons:

- 11 No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the unadopted roads within the development has been submitted to and approved by the Local Planning Authority. The unadopted road shall thereafter be maintained in accordance with the approved management and maintenance details.

Reasons: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The submitted Obligation received by the Council on 26 September 2022 and the Site Layout Plan (dwg ref: M4389 (90)01 Rev M) and the Legal Transfer received on 21 October 2022, is hereby approved. The unadopted road shall be maintained in accordance with the aforementioned documents and plan.

- 15 No development shall take place until a Phase II investigation and risk assessment (in addition to the Phase I report 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 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 ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: An understanding of necessary remedial works is required before works start on site in order to ensure that comprehensive and appropriate remediation is undertaken from the commencement of engineering operations.

Officer Response: The Gas Membrane Validation for Plots 1 to 6 (ref: 21-388.02L dated 22 June 2022 by Arc Environmental Ltd) has been submitted. The report is acceptable and the requirements of Condition 15 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services