



Mrs Dawn Winterbottom
Plans Drawn
4 Swallow Close
Carrbrook
Stalybridge
SK15 3LU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01390/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 7 (Drainage), 9 (Contamination) and 13 (Historic England Level 3 Survey) of planning permission 20/00681/FUL
Location:	38-44 Townley Street, Middleton, M24 1AS,

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

Conditions and Reasons:

- 7 No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance.

Decision: The submitted Drainage Infiltration Testing ref. YEX5049 by Your Environment dated April 2023 and the Drainage Strategy Plan by Unda Consulting Ltd. doc rev. 1.0 ref. 91873 dated 4th May 2023 is accepted. The development shall be carried out in accordance with the approved drainage scheme in order to comply with the requirements of the condition.

- 9 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. 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:
- a. a survey of the extent, scale and nature of contamination
 - b. an assessment of the potential risks to:
 - i. human health,
 - ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - iii. adjoining land,
 - iv. groundwaters and surface waters,
 - v. ecological systems,
 - vi. archeological sites and ancient monuments;
 - c. 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 protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Decision: The submitted Contamination Assessment ref. 22005/1 by Arley Consulting Company Limited dated January 2023 is accepted.

In the event that unexpected contamination is identified which poses an unacceptable risk to human health, a further submission will be required to submit an appraisal of remedial options and a proposal of the preferred option to the Local Planning Authority for written approval.

- 13 No soft-strip, demolition or development groundworks shall take place until a Building Record Survey to Historic England Level 3 has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, this shall include:

- o an introductory description
- o a systematic account of the building's origins, development and use
- o an account of the evidence on which the analysis has been based,
- o drawn and photographic records that may be required to illustrate the building's appearance and structure and to support a historical analysis

Reason: To record and advance understanding of the significance of the buildings to be demolished and to make this evidence (and any archive generated) publicly accessible, in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require the demolition of the existing buildings, it is necessary to record and understand the significance of such buildings before the development commences.

Decision: The submitted Analytical Buildings Record (Level 3) OASIS ID 515574 by JW Conservation dated May 2023 and the supporting Written Scheme of Investigation is accepted. The documents have been uploaded to the Historic Environment Record and the requirements of the Condition have been fulfilled.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services