



PLANNING AND DEVELOPMENT

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Vasyl Pankovych
VP Building Ltd
97 Ribchester Road
Clayton Le Dale
Blackburn
BB1 9HT

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01084/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (surface water drainage) and 5 (Preliminary Risk Assessment) on planning permission 22/00066/FUL
Location:	57 And 59 Mount Road, Middleton, M24 1DY,

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 until 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 submitted drainage details as shown in the 'Proposed Drainage Strategy to Discharge Planning Condition 3 of Application Ref:22/00066/FUL' ref. GK4571 by GWK Structural Solutions Ltd are accepted. The development shall be carried out in accordance with the approved details to comply with the requirements of the condition.

- 5 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing

by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable Investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority

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 Rochdale Core Strategy Policies DM1 and G9, 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, to ensure there is not a risk of contamination.

Decision: The submitted Phase I GeoEnvironmental Desk Study report ref. A5865/24 dated March 2024 by Earth Environmental & Geotechnical Ltd is accepted. To comply with the requirements of the condition, the development shall be carried out in accordance with the recommendations set out in sections 8.11 - 8.13 of the report, and prior to the approved dwellings first being occupied, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,

Melanie Hale
Head of Planning Services