



PLANNING AND DEVELOPMENT

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Mr Joshua Webb
WSP
8 First Street
Manchester
M15 4RP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00052/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (Levels), 6 (Boundary Treatment), 16 (Drainage) 17 (Coal Mining Legacy Features) and 19 (EV Charging Points) of planning permission 22/01177/FUL (Erection 29 dwellings (Use Class C3) with associated access, landscaping and infrastructure)
Location:	Land Off Mossylea Close, Middleton,

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

Conditions and Reasons:

- 5 No development shall take place until finished ground levels and finished floor levels for the proposed buildings relative to agreed off-site datum points 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: The finished floor levels will dictate the ground works and therefore it is important that the levels are considered at an early stage and agreed before development commences on site.

Proposed levels are provided on drawing - Proposed External Works, Drawing no. 9807_150, dated July 2023.

The proposed levels are considered to be acceptable and subject to the development being constructed in accordance with the submitted details, the requirements of condition 5 are satisfied.

- 6 Notwithstanding the details shown on drawing no. 03 Rev A (Boundary Treatment Layout) no above ground works shall take place until full details of the boundary treatments of the site have been submitted to and approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation of each dwelling and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Boundary treatment is identified on Drawing no. 03 Revision B and on Boundary Treatment Details, Drawing no. 07.

The submitted detail is acceptable in terms of design and layout. However, detailed specification and or samples of the brick for the wall is required as well as the colour/treatment of fences/gates.

Insufficient information is currently submitted to satisfy the requirements of condition 6

- 16 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) 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 in accordance with BRE365;
 - (ii) 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);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.
 - (vi) Details of how areas of hardstanding within the curtilage of the dwellinghouses shall be SUDs complaint.

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

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan 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 of the same.

The following documents have been submitted;

- o Planning Layout drg 20042/01/M dated 01.12.2023 by mpsl planning & Design Ltd.
- o Proposed Plot Drainage Overview drg 9807_060 dated July 2023 by Tempus Design & Build Ltd.
- o Proposed S104 Sewer Layout Plan drg 9807_001 dated July 2023 by Tempus Design & Build Ltd.

- o Proposed S185 Site Sewer Layout drg 9807_801 dated 15.01.2024 by Tempus Design & Build Ltd.
- o Catchment Areas drg 9807_002 dated 12.01.2024 by Tempus Design & Build Ltd.

The site drainage plan shows that two existing United Utilities sewers will be diverted. United Utilities have raised no objections to the submitted details and you will be required to liaise directly with United Utilities in respect of the sewer diversion.

The design indicates that surface water volume storage will be incorporated into the site's drainage system by using oversized 600mm dia, pipe and 4no. attenuation geocellular tanks.

Discharge of the new site's surface water to UU's public SW sewer will be restricted to 5 l/s by the provision of a vortex flow control.

Subject to construction in accordance with the submitted details, the requirements of condition 16 are satisfied. As per the requirements of condition 16, all drainage infrastructure shall be installed/completed prior to first occupation.

- 17 No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Where the findings of the intrusive site investigations (required by the condition above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Coal Mining Legacy investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

An Intrusive Coal Mining Risk Assessment report (9 January 2024, prepared by BEK Geo-Environmental Consulting) has been submitted. The report concludes that 'There were no voids or coal seams encountered during drilling and based on the available site investigation information the development is not at risk from subsidence due to historic coal mine workings and no remediation/foundation precautions are considered necessary'

The submitted report has been reviewed by the Coal Authority and no objections have been raised.

Further to the above the requirements of condition 17 are satisfied.

- 19 Prior to first occupation a scheme to show the installation of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved vehicle charging points shall thereafter be installed to each property prior to its occupation and retained thereafter.

Reason: To ensure the provision of environmentally friendly technology to accord with the requirements of policies G1 and G2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Drawing no. 01 (Planning Layout) dated March 2023 identifies the position of electrical vehicle charging points. However, no details of the electrical vehicle charging points have been submitted. Additional information including a detailed specification and elevations of the charging points are required.

Insufficient information is currently submitted to satisfy the requirements of condition 19.

Yours faithfully,

Melanie Hale
Head of Planning Services