ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 28 February 2019

Miss Georgina Geraghty
MHA Architects
51 Barton Arcade
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Manchester
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/00039/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission details to comply with conditions 4 (Site Levels), 5 (Surface Water Drainage) and 8 (Construction Method Statement) of planning permission 18/01183/FUL**
Location:	**Land At Great Howarth, Rochdale, OL12 9HG,**

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

Conditions and Reasons:

4 No development shall take place until details of existing and finished site levels and finished floor levels for the proposed houses relative to offsite datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of proper planning, 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.

OFFICER COMMENT: The proposed levels shown on Dwg No. 00.18042 - ACE-00-XX-DR-C-15-0101 - P6 are hereby approved.

5 No development shall take place until a scheme for the discharge of foul and surface waters from the site (including surface water from the parking areas) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The peak discharge from the site to UU's surface water sewer shall be restricted to 27 l/s for all storm events up to and including a 1 in 100 year storm including 40% climate change allowance. The duly approved scheme shall be implemented prior to first occupation of any of the houses hereby permitted and shall be retained as such thereafter.

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, 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.

OFFICER COMMENT: Drainage Layout Plan drg 0161-P4 dated 3.10.2018 by *Adept Civil & Structural Consulting Engineers and the MicroDrainage file received 08.02.2019 have been reviewed by the Council's Drainage Engineer. The scheme is hereby approved.*

8 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following:

(i) hours for site preparation, delivery of materials and construction;
(ii) the parking of vehicles of site operatives and visitors;
(iii) loading and unloading of plant and materials;
(iv) storage of plant and materials used in constructing the development;
(v) the erection and maintenance of security hoarding;
(vi) wheel washing facilities; and
(vii) a scheme for managing and the recycling/disposing of waste resulting from construction works.

The duly approved CMS shall be adhered to throughout the construction and operational period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of nearby properties, and in the interests of highway safety during the construction of the development in accordance with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The location of the site and nature of the development requires such matters to be properly set out prior to the commencement of any development.

OFFICER COMMENT: In addition to the email dated 26th February 2019 by Paul Chadwick confirming that the herras fencing and timber hoarding will be to a height of 2.4m, the details contained within the submitted Construction Method Statement by Galliford Try Partnerships dated December 2018 are hereby approved.

Yours faithfully,

MR Rose

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Signed on behalf of the Council