



PLANNING AND DEVELOPMENT

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Miss Katie Daniels
Euan Kellie Property Solutions Ltd
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Manchester
M1 4ET
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00674/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (drainage), 6 (waste), 7 (highway condition survey), 8 (boundary treatments), 9 (landsacping) and 10 (phase 1 report-contamination) on planning permission 23/01383/FUL
Location:	1 Dobfield Road, Rochdale, Rochdale, OL16 3AW

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 Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

Construction details for permeable paving including kerbing and cross-section of open graded sub-base for the parking area, so that rainwater does not flow across the public footpath from the parking area of the development.

Prior to occupation/ use of the proposed development, the drainage scheme 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.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Proposed bungalow drainage GA. Drawing no: PGC963-DR-C-020. Rev: P2. Received by email on 02/10/2024.**
- **Report to Discharge Drainage Related Planning Condition. By PG Consulting.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 6 Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policy DM1 of the Core Strategy, the SPD and the NPPF.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Site Refuse Strategy Plan. Drawing no: 3220-CDA-ST-DT-DR-A-0521. Rev: A.**

- 7 Prior to the commencement of any development, a full condition survey of both Belfied Lawn and Dobfield Road shall be submitted to and approved in writing by the Local Planning Authority, in coordination with the Local Highways Authority. The highways leading to the development site shall be returned to their pre-development condition, to the satisfaction of the Local Highways Authority and at the applicant's cost, no later than 12 months following the first occupation of any element of the approved development.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy

Reason for pre-commencement condition: The condition relates to the construction phase of development.

Decision: The details as set out in the following document(s)/plan(s) are accepted:

- **Dobfield Site Road Condition Survey.**

The condition is partially discharged. To fully discharge the condition, the highway leading to the development site shall be returned to their pre-development condition, to the satisfaction of the Local Highways Authority and at the applicant's cost, no later than 12 months following the first occupation of any element of the approved development.

- 8 Prior to commencement, any boundary treatments must be submitted to and approved in writing by the Local Planning Authority and shall include details, including full specifications and siting's, of any proposed fencing to be erected around the site.

Reason: In order to ensure a satisfactory standard of occupier amenity in accordance with Policy DM1 of the Core Strategy, the SPD and the NPPF.

Reason for pre-commencement: Occupier amenity will need to be balanced and satisfied prior to the commencement of any work therefore needs to be agreed in advance of the approved scheme.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Featherboard detail. Drawing no: YD2_COU_LP00971.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 9 Prior to commencement of the development hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual amenity and in accordance with policy DM1, P3, P1E and NPPF.

Reason for pre-commencement: Insufficient information is contained within the submitted documents therefore details need to be agreed prior to the commencement of any development

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Landscape Management Report. Ref: YD2_DFR_LMR001.**
- **Bird and bat box specifications. Drawing no: YD2_COU_LP00970.**
- **Proposed landscape plan, change of use application. Drawing no: YD2_COU_LP001.**
- **Featherboard detail. Drawing no: YD2_COU_LP00971.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 10 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 policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination measures 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.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Phase 1: Preliminary Risk Assessment. Document ref: CL-602-LKC 20 1164-01. Version: R0. Dated: Feb 2020. By LK Consult.**
- **GeoEnvironmental Site Investigation Report. Report Ref: A5182/22/SI/V3. Dated: April 2023. By Earth Environmental & Geotechnical Ltd.**
- **Soil Contamination Delineation Letter Report Dobfield Road, Rochdale. Ref: A5182/22 27th April 2023. By Earth Environmental & Geotechnical Ltd.**
- **Remediation Strategy. Report ref: A5182/22/RMS. Dated: October 2023. By Earth Environmental & Geotechnical Ltd.**

The condition is partially discharged. To fully discharge the condition, following completion of measures identified in the approved Remediation Strategy report, a validation report must be prepared and submitted to the Local Planning Authority for approval.

Yours faithfully,

Melanie Hale
Head of Planning Services