ROCHDALE BOROUGH COUNCIL

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Date: 11 July 2019

Mr Steven Hartley
HPDA
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00474/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 4, 5 and 6 on planning permission 17/00221/FUL**
Location:	**2 Inchfield Close, Rochdale, OL11 5SB,**

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 finished floor levels for the proposed building 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 before the dwelling is first occupied.

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

Decision: The street scene drawing submitted shows the height of the proposed dwelling in relation to the neighbouring No.4 Inchfield Close. It is considered that this is sufficient information to ascertain the relative finished floor levels of the site. At the level shown, it is not considered that the erection of the proposed dwelling would result in a signficant loss of privacy to or loss of light to neighbouring properties. The property would also not appear unduly prominent in the street scene. The proposed finished floor levels are acceptable and the proposal should be built in accordance with the street scene drawing submitted on 06/07/2019 to comply with the requirements of the condition.

5 No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land,
o groundwaters and surface waters,
o ecological systems,
o archaeological sites and ancient monuments;
iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

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 Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The submitted report and plan, as listed below are acceptable. Development shall be carried out in accordance with the remediation strategy detailed in the report to comply with the requirements of the condition and a validation and verification report confirming the satisfactory completion of the remediation works shall be submitted to the LPA for approval in writing prior to first occupation of the building.

- Remediation Strategy (Ref: Inchfield Close/OL11 5SB/2018) (Date:16 May 2019)
- Site Plan (submitted: 03/06/2019)

6 No development shall take place until a scheme of intrusive site investigations for the mine entry and intrusive site investigations for the shallow coal workings has been submitted to and approved in writing by the Local Planning Authority.

The submitted report of findings arising from the intrusive site investigations shall include a plan showing the location of the mine entry and its zone of influence and how this relates to the development and include a scheme of remedial works for approval by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved scheme and a verification report submitted to and approved in writing by the Local Planning Authority before the dwelling hereby approved is first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Further investigations will be necessary in respect of coal mining risks prior to commencement of any building or engineering works on site.

Decision: The zone of influence from the off-site mine entry, as identified by GRM Development Solutions Ltd (GRM) on Drawing: Potential Mine Shaft Location Area would appear to intersect the south-western corner of the proposed building. The construction of the building would contradict the recommendations made within their Report (Drill and Grout Works Report - P8364-DG1 / 24th September 2018) which proposes a 'no build' area partially within the footprint of the building. As the building is within the recommended no build area, a further application would need to be submitted to clarify whether further mitigatory measures are required. This condition has not been discharged.

Yours faithfully,



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Signed on behalf of the Council