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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01386/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 4 (site investigation), 5 (CMP), 6 (fll), 7 (coal mining site investigation), 10 (boundary treatments), 11 (bin store), 12 (landscaping) and 13 (biodiversity enhancements) on planning permission 21/00746/FUL
Location:	Land At Buxton Street, Heywood, Rochdale, OL10 1BS

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 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:
- a survey of the extent, scale and nature of contamination
 - an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
 - where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Decision: The submitted Phase I and II Geoenvironmental Site Assessment by e3p ref. 16-060-R1-1 and dated September 2022 is accepted.

A further submission will be required prior to the commencement of development to submit a remediation strategy for the approval of the Local Planning Authority. Following the approval of an appropriate remediation strategy and prior to the first occupation of the approved development, a verification report shall be submitted to and approved in writing to confirm the effectiveness of any approved remediation measures.

- 5 No development shall take place until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays;
 - e) wheel washing facilities (or an adequate demonstration that this is not required)
 - f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - g) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
 - h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CMP.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents and the

functioning of the highway network prior to commencement of any building or engineering works on site.

Decision: The submitted Construction Management Plan by James Campbell Associated Ltd ref. 22.2825 and dated 5th October 2022 is accepted. The development shall be carried out in complete accordance with the approved document in order to comply with the requirements of the condition.

- 6 No development shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to agreed off-site datum point(s) 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: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The details of levels set out on the submitted plan ref. 21.1825.4B is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 No development shall take place until;
- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Then, prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: This is in order to ensure the safety and stability of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: In order to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to

enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site.

Decision: The submitted Phase I and II Geoenvironmental Site Assessment by e3p ref. 16-060-R1-1 and dated September 2022 is accepted.

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

- 10 Notwithstanding any description of materials in the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls as shown on approved plan ref. 2000-03 - Proposed Site Plan (received 29th July 2021), have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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 details of boundary treatments provided on the submitted plan ref. 21.2825.21C is accepted insofar as Boundary treatments are concerned.

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

- 11 No part of the development shall be occupied until such time as full detail of the construction and design of the refuse/recycling bin store, as shown on approved plan ref. 2000-03 - Proposed Site Plan (received 29th July 2021), has been submitted to and approved in writing by the Local Planning Authority. No part of the building shall be occupied until such time as the duly approved facility has been constructed and made available for use; the bin store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of bin stores provided on the submitted plan ref. 21.2825.4B is accepted.

Bin stores shall be installed in complete accordance with the approved details prior to the first occupation of any dwelling in order to comply with the requirements of the condition.

- 12 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall be substantially in accordance with the submitted plan ref. 2000-03 - Proposed Site Plan (received 29th July 2021) and shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size,

species and numbers/densities), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation and shall be maintained in accordance with the duly approved Landscape Environmental Management Plan.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies P1, P2, P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of landscaping provided on the submitted plan ref. 21.2825.4B "Proposed Site Plan" is accepted.

The landscaping scheme shall be installed in complete accordance with the approved details either in accordance with a timing/phasing first submitted to and agreed in writing with the Local Planning Authority or within the planting season immediately following the first occupation of the approved development.

- 13 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes and bat boxes, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the duly approved biodiversity enhancement measures within that plot have been installed in accordance with the duly approved detail.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The Biodiversity Enhancement Measures set out on the submitted "Bird and Box Plan" by Ascerta ref. P.1680.22.01 is accepted.

The Biodiversity Enhancement measures shall be installed in complete accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services