



PLANNING AND DEVELOPMENT

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Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01199/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 3 (contamination), 4 (tree survey and protection), 5 (materials), 6 (boundary treatment), 11 (landscaping) and 13 (biodiversity enhancements) of planning permission 24/00398/FUL
Location:	Ken Mills Engineering Co , New Street, Rochdale, Rochdale, OL12 6NS

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

Condition 3

Prior to the commencement of the development, the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy G9 of the Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Due to the sensitive end use of the site and to ensure the site does not create undue risks to future occupiers.

OFFICER RESPONSE: The Site Inspection & Contamination Assessment by James Campbell Associates Ltd, V2, Date: December 2024, Ref: 23.3108, received by the Local Planning Authority on 3rd February 2025, has been reviewed and is considered acceptable. However, to fully discharge the condition, following completion of the measures identified in the approved remediation scheme, a validation report shall be

submitted to, and approved in writing by, the Local Planning Authority to ensure the cover system was installed as outlined. This condition cannot therefore be discharged at the present time.

Condition 4

Prior to the commencement of development, a Tree Survey and a Tree Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority. These shall be submitted before any equipment, machinery or materials are brought on to the site. Such protection as required by this condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 of the Rochdale Core Strategy.

Reason for pre-commencement condition: As inadequate information has been submitted with the application to ensure retained trees will be suitably protected during the course of the development.

OFFICER RESPONSE: The Tree Survey & Tree Protection Plan by James Campbell Associates Ltd, Ref: 23.3108, Date: December 2024 and Drawing No: 23.3108.22 – Existing & Proposed Site Plans, received by the Local Planning Authority on 6th December 2024, have been reviewed and are considered acceptable. The approved tree protection measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Condition 5

Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include large scale details of windows and new openings (windows would ideally be timber or aluminium), stone surround details (these should be natural stone), details of the render specification including the colour which shall be more historically accurate. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and P2 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the requirements of the National Planning Policy Framework.

OFFICER RESPONSE: Drawing No: 23.3108.20 – UPVC Infinity Window and Door Details, received by the Local Planning Authority on 6th December 2024 and Drawing No: 23.3108.21A – Proposed External Materials, received by the Local Planning Authority on 3rd February 2025, have been reviewed and are considered acceptable. The external materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Condition 6

Prior to first occupation, details of the proposed boundary fencing to all boundaries shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include retained, repaired and replaced fencing, height, materials and any additional measures/specifications.

Reason: To safeguard the amenities of the adjoin neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

OFFICER RESPONSE: Drawing No: 23.3108.22 – Existing & Proposed Site Plans, received by the Local Planning Authority on 6th December 2024, has been reviewed and is considered acceptable. The approved boundary fencing shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Condition 11

Notwithstanding the details shown on the approved plans, prior to first occupation of the dwelling 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 local environment and in accordance with Policy G6 of the Rochdale Core Strategy.

OFFICER RESPONSE: Drawing No: 23.3108.22 – Existing & Proposed Site Plans, received by the Local Planning Authority on 6th December 2024, has been reviewed and is considered acceptable. The hard and soft landscaping hereby approved shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Condition 13

No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to a bird box and house sparrow terrace integrated to the fabric of the building and elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

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.

OFFICER RESPONSE: Drawing No: 23.3108.21A - Proposed External Materials, received by the Local Planning Authority on 3rd February 2025, has been reviewed and is considered acceptable. The approved biodiversity enhancements shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services