ROCHDALE BOROUGH COUNCIL

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Date: 27 June 2019

Mr Martin Ashworth
James Campbell Associates Ltd
Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00386/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Materials), 4 (Site Investigation), 5 (CMS), 6 (Levels), 7 (Surface Water Drainage) and 8 (AMS) of planning permission 17/00812/FUL**
Location:	**Land Adjacent To Argyle Parade, Darn Hill, Heywood**

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

Conditions and Reasons:

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of materials to be used externally on the building, and within the construction of the boundary treatments hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted materials detail, as listed below, is acceptable. Development shall be carried out in accordance with the approved details.

- **Walls - Kingspan Flat Wall insulated cladding sheets KS600-1000 FL laid in a horizontal pattern (flat profile) in 'Pastel Blue' RAL 240 80 10 and 'Merlin Grey' RAL 180 40 05 as per the detailing shown on 'Section 1-1 & Proposed Elevations' drawing no. 18.1874.4B**
- **Roof - Kingspan KS1000 RW Trapezoidal - Grey Aluminium RAL 9007**
- **Bullnose Eaves - Grey Aluminium RAL 9007**
- **Windows & Doors - Dark Grey UPVC Frames**

4 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 investigate the nature and extent of any contamination on the site (whether or not it originates on the site). 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:

- 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,
- 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 policies G8 and G9 of the adopted Rochdale 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 deal with any on-site contamination prior to commencement of any building or engineering works on site.

Decision: The submitted Phase I Environmental Audit by TJ Booth Associates (ref. rep-tjba-mulligan-darnhill & heywood BC-phs 1 env-170718.docx) is acceptable. Development shall be carried out in accordance with the recommendations contained therein and a validation report submitted to the LPA for approval in writing prior to first occupation of the building.

5 No development shall commence on site (including any works of site clearance) until a Construction Method Statement (CMS), which shall include the following:

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 and facilities for public viewing, where appropriate;
e. measures to control the emission of dust and dirt during construction;
f. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
g. measures for the protection of the natural environment from accidental spillages, dust and debris.

has been submitted to, and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS without the prior written permission of the Local Planning Authority.

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 emerging 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 prior to commencement of any building or engineering works on site.

Decision: The submitted CMS ('Darnhill New Boxing Gym Construction Phase Plan' is

acceptable. The approved CMS shall be adhered to throughout the construction period.

6 No development shall take place until details of existing and finished site levels and finished floor levels for the proposed building relative to 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 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: As the proposals require ground works and engineering works an understanding of site levels will be necessary prior to commencement of any building or engineering works on site. Finished floor levels are intrinsically linked to site levels.

Decision: The submitted levels detail (as shown on 'Proposed Site Plan' ref. 18.1874.2A) is acceptable. The development shall be undertaken in accordance with the approved detail.

7 Notwithstanding any detail shown on the approved plans, no development shall take place until a scheme for the discharge of surface water from the site (including surface water from the access and 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 duly approved scheme shall be implemented prior to first occupation of the building hereby permitted and 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.

Decision: Insufficient information has been provided in respect of the proposed surface water drainage system - the condition is not discharged.

8 No development shall take place until such time as a detailed Arboricultural Method Statement, including but not limited to detail on which trees are to be removed, which trees are to be retained, any other tree work to facilitate development including pruning, temporary protective barriers, temporary ground protection, site supervision, location of services and, if required, specialist construction techniques in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) has been submitted to and approved in writing by the Local Planning Authority. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect existing trees on and adjacent to the site in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The vegetation to be retained is required to be protected before works commence to avoid damage.

Decision: The tree protection measures, as shown on 'Tree Protection Barrier Plan' ref. 18.1874.5 and the specification for protective barriers (ref. BS 5837:2012), are acceptable. No development or works of site preparation shall take place until all trees adjacent to the site have been enclosed with temporary protective fencing in accordance with the approved detail and BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Yours faithfully,



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Signed on behalf of the Council