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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01597/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (sport continuity), 9 (sport changing), 12 (CMS) and 13 (foul and surface drainage) on planning permission 22/01191/PSID
Location:	Newhouse Academy , Newhouse Road, Heywood, Rochdale, OL10 2NT

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

Conditions and Reasons:

- 8 No development affecting the existing indoor or outdoor sports facilities shall commence until a scheme has been submitted to and approved by the Local Planning Authority which shall ensure either:
- The continuity of the existing indoor and outdoor sports use of the playing fields/sports facilities; or,
 - The provision of replacement facilities during construction works.

If replacement facilities are proposed, the scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). Sports facilities impacted during construction shall be restored in accordance with the approved details before occupation of the development hereby approved.

The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect playing fields/sports facilities from loss or availability of use during the construction of the development and to accord with policy C8 of the adopted Rochdale Core Strategy and paragraph 99 of the National Planning Policy Framework.

OFFICER RESPONSE: The submitted statement in support of the application dated 29th November confirming continuity of use of the facilities is hereby approved. To comply with the condition, works shall be carried out in accordance with the approved documents.

- 9 No development of the sports hall and changing rooms, or of the hard court games areas, shall commence until details of the design and layout of the sports hall and changing rooms have been submitted to and approved by the Local Planning Authority. The details shall include scale plans of the layout and dimensions of the courts with run off areas, and height of the sports hall.

The development shall be constructed in complete accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with policy C8 of the adopted Rochdale Core Strategy and paragraph 99(b) of the National Planning Policy Framework.

OFFICER RESPONSE: The following submitted plans are hereby approved. To comply with the condition, works shall be carried out in accordance with the approved documents:

SRP1019-DEP-ZZ-00-DR-L-0016 Rev P01 Proposed MUGA Plan

SRP1019-DEP-ZZ-00-DR-L-0002 Rev P06 Illustrative Landscape Layout

SRP1019-JMA-01 00-DR-A-0001 D2 Rev P21 Proposed Ground Floor Plan

SRP1019-JMA-01 00-DR-A-4033 D2 Rev P03 Sports Hall Plans

- 12 Prior to commencement of each phase of the development as set out in the approved Construction Method Statement (received by the Local Planning Authority on 18/11/2022), 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 details for each phase may be submitted ahead of the completion of subsequent phases where such an approach otherwise accords with the requirements of this condition.

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 each phase of the development commences. The report of the findings must 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,
 - archeological sites and ancient monuments;
- iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

Each phase of the development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report shall be submitted to and approved in writing by the Local Planning Authority before each phase of the development as set out in the approved CMS is first brought into use.

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 condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

OFFICER RESPONSE: The submitted Phase 2 Ground Investigation Report (SRP1019-CUR-XX-XX-RP-G-0001 Rev P02) is hereby approved. To comply with the condition, works shall be carried out in accordance with the approved document.

- 13 No development other than the demolition of buildings and structures to be removed shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be/include:
- (i) Based upon the FRA & Drainage Strategy document ref. RP1019-CUR-00-XX-RP-D-92001 by Curtins issued 27.7.2022 and the submitted drawings Proposed Drainage Plan Sheets 1 & 2 drg ref. SPR1019-CUR-XX-00-DR-C-9212/P04 & 9213/P04 by Curtins, issued 26.7.2022;
 - (ii) Restricted rates of discharge to public sewer agreed with United Utilities and the local planning authority;
 - (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design;
 - (iv) Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary;
 - (v) Construction details for the permeable drainage of the MUGA sports pitch;
 - (vi) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes 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.

OFFICER RESPONSE: The submitted Plans are hereby approved. To comply with the condition, works shall be carried out in accordance with the approved documents:
Proposed Drainage Catchments drg SPR1019-CUR-XX-99-DR-C-9215/P04 dated 21.07.22
Existing Drainage Sheet 1 and 2 of 2 -drgs 9210 & 9211/P04
Existing Drainage Catchments drg 9214/P04
Proposed Drainage Layout Sheet 1 of 2 drg 9212/P06 dated 15.12.22
Proposed Drainage Layout Sheet 2 of 2 drg 9212/P06 dated 15.12.22
Drainage Maintenance Plan dated 15 Dec 2022.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services