ROCHDALE BOROUGH COUNCIL

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Date: 25 February 2021

Tony Dust
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Ol3 6AJ
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00094/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 (window frame details), 6 (drainage) and 9 (dilapidation survey) of planning permission 17/01311/FUL - Resubmission of 20/01430/DOC**
Location:	**6 Smithy Green , Huddersfield Road, Milnrow, OL16 3TG**

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 Details of the window and door frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such window and door frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the reveals, longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. The window and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response - Window frame cross sections have been provided. However, this does not detail the material or finish treatment. No details of doors have been submitted. This condition is not therefore satisfied.

6 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The

development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Officer Comments -
The applicant has provided the following details;
o Proposed Drainage Arrangement Sheet 1 of 2 drg ref 20/001/P3 by Garry Eryres (name not on the drawing).
o Proposed Drainage Arrangement Sheet 2 of 2 drg ref 20/001/P2 by Garry Eryres (name not on the drawing).

The submitted drawing shows a packaged sewage treatment plan located >7m away from dwellings. It will discharge treated effluent to ordinary watercourse. Although the route of the sewer-drain pipe is located in land owned by others, a letter of consent to the laying of the pipe was provided by the Owner of the land. This condition is therefore satisfied.

8 Notwithstanding the requirements of condition 7, before the dwelling hereby approved is first occupied, a specification for the design and construction of its associated parking area, including provision for the drainage of surface water, shall be submitted to the Local Planning Authority for approval in writing. The parking area shall be constructed in accordance with the duly approved details before the dwelling is first occupied, and retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway and to ensure the suitable disposal of surface water in order to comply with the requirements of adopted Rochdale Core Strategy policies G8, T2 and DM1 and the National Planning Policy Framework.

Officer Comments -
The applicant has provided the following details;
o Proposed Drainage Arrangement Sheet 1 of 2 drg ref 20/001/P3 by Garry Eryres (name not on the drawing).
o Proposed Drainage Arrangement Sheet 2 of 2 drg ref 20/001/P2 by Garry Eryres (name not on the drawing).

The submitted drawing shows that permeable paving with appropriate opengraded sub-base will be provided and therefore the paved parking area will need no formal drainage. This condition is therefore satisfied.

9 No development shall take place until a photographic survey showing the pre-development condition of the surface of the unadopted highway known as 'Top Lane' at 5 metre intervals along its length shown cross hatched on the plan appended to this decision notice (scale 1:1250) has been submitted to and approved in writing by the Local Planning Authority. Before any of the dwellings hereby approved are first occupied, a photographic survey showing the post-development condition of the same stretch of 'Top Lane', accompanied by a scheme for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated in the intervening period (between pre and post development), shall be submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be first occupied until the approved works of resurfacing and/or repair have been implemented in accordance with the details in the duly approved scheme.

Reason: 'Top Lane' is an unadopted, unmade highway in a poor state of repair. Construction traffic associated with the development has the potential to cause further deterioration of the road's surface. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles in order to facilitate safe and convenient access and circulation for vehicle traffic in accordance with the requirements of Policy T2 of the adopted Core Strategy.

Officer response:

A photographic survey, Survey plan and description of the access road have been submitted. The highways department have been consulted and are satisfied with the survey. This condition is therefore discharged.

Yours faithfully,



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Signed on behalf of the Council