



PLANNING AND DEVELOPMENT

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Mr Laurie Hickin
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18 Regent Place
Rugby
CV21 2PN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00411/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 10 (NIA), 11 (CEMP), 12 (Photographic Road Survey), 14 (Site Investigation) and 15 (FFL) of planning permission 22/00466/FUL (Erection of 3 blocks (1 no. single storey and 2 no. two storey) of 14 no. 1 bedroom apartments (Use Class C3) including associated landscaping)
Location:	Land Off Whitworth Road And Grasmere Street, Rochdale, ,

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

Conditions and Reasons:

10 No development shall take place until a Noise Impact Assessment is submitted to and approved in writing by the Local Planning Authority which provides the following internal noise levels within the habitable rooms:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

No part of the development shall be occupied until such time as a report providing details of the implemented acoustic mitigation measures, and demonstrating that internal noise levels within habitable rooms meet the levels set out above, has been submitted to and approved in writing by the Local Planning Authority. The duly installed mitigation measures shall be retained thereafter.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for future occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of what mitigation measures will need to be put in place to protect the amenity of future occupiers.

Officer Response: The report submitted by Acoustics Consultants Ltd (titled Condition 11 Assessment), reference 10171/JA, dated 4 August 2023, Version 5.0, received by the Local Planning Authority on 2nd May 2024, has been reviewed and is considered acceptable with regards to the pre-commencement elements to the condition. To fully discharge the condition, validation testing needs to be carried out upon completion of the build and submitted to, and approved in writing by, the local planning authority to ensure the dwellings are constructed in line with the requirements of the noise impact assessment and the required internal noise levels are being achieved.

- 11 No development shall take place until a Construction Environment Management Plan (CEMP), which shall include details of 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) access arrangements, as well as turning/manoeuvring facilities, delivery management, vehicle routing and traffic management;
- c) hoardings and scaffolding;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- g) wheel washing facilities;
- h) measures to control the emission of dust and dirt during construction;
- i) a scheme for recycling/disposing of waste resulting from construction works;
- j) hours for deliveries to and construction of the site which shall be as follows:
 - i. Monday Friday 07:30-18:00
 - ii. Saturday 09:00-14:00
 - iii. No work on Sundays or bank holidays
- k) measures to maintain the existing car parking provision

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP 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 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 protect the amenity of nearby residents the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

Officer Response: The Construction & Environmental Management Plan by Highall Developments dated 7th March 2023, received by the Local Planning Authority on 2nd May 2024, has been reviewed and is considered acceptable. The approved Construction & Environmental Management Plan shall be implemented in complete accordance with the approved details in order to comply with the requirement of the condition.

- 12 No development shall take place until a photographic survey showing the pre-development photographic condition of the immediate highway surrounding each block at 5 metre intervals along its length, 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. Prior to first occupation, the approved works of resurfacing and/or repair shall have been implemented in accordance with the details in the duly approved scheme.

Reason: 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.

Reason for pre-commencement condition: To ensure safe access from the highway during construction and operation of the development.

Officer Response: The Photographic Survey by Ward Williams Associates dated 03/05/2023, received by the Local Planning Authority has been reviewed and is considered acceptable. The approved Photographic Survey shall be implemented in complete accordance with the approved details in order to comply with the requirement of the condition.

- 14 No development shall take place until 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:
- i) a survey of the extent, scale and nature of contamination, whether or not it originates on the site;
 - ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
 - iii) 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 ensure the safe development of the site in the interests of the amenity of existing residents and future site occupiers, and of the environment, 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 Supplementary Geo-Environmental Appraisal by Groundtech Consulting, Issue Date: 27 April 2023, Revision: 1.1 20 November 2023, Report Reference: GRO-22083-4321 and the Remedial Specification by Groundtech Consulting, Issue date: 15 August 2023, Revision: 1.1 20 November 2023, Report Reference: GRO-22083-4515, received by the Local Planning Authority on 2nd May 2023 has been reviewed and is considered acceptable in relation to the pre-commencement elements of the condition. To fully discharge the condition, a completion report is required and following completion of

measures identified in the Remediation Scheme, a validation report needs to be submitted to, and approved in writing by, the local planning authority.

- 15 No development shall take place until finished floor levels for the proposed buildings and proposed site levels 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: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Officer Response: Drawing No: 3201 Rev P01 - Proposed Street Elevations, received by the Local Planning Authority on 2nd May 2024 and Drawing No: PGC388-C-100 Rev C3 - Drainage Strategy Plan (Block A) and Drawing No: PGC388-C-101 Rev C3 - Drainage GA (Blocks B & C), received by the Local Planning Authority on the 31st July 2024, have been reviewed and are considered acceptable. The approved plans shall be implemented in complete accordance with the approved details in regards to finished floor levels only in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services