ROCHDALE BOROUGH COUNCIL

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Date: 20 March 2019

Mr Ahmed Choudhry
NADA ARCHITECTS
169 Kingsway
Burnage
Manchester
M19 2ND
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00035/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 to 9 of planning permission 15/01025/FUL**
Location:	**Site Of 25 Holmes Street, Sparthbottoms, 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:

3. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of materials to be used externally on the building(s) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

External Walls

Sovereign Rendered Coating System (Trowel and Roll) African Ivory is considered to be acceptable.

Western Red Cedar Cladding - shingle in Canadian Western Red's colour. No photograph or full details have been provided of this material. The proposed cladding cannot be considered without further details.

Dormer Front and Cheek - Proposed TK - Matel / Zink Cladding in Dark Grey Colour is considered to be acceptable

Cast stone door and window heads and cills - insufficient information has been submitted to assess whether this material is acceptable. A sample, photograph and/or detailed product specification is required. Roof - Modern interlocking tiles in Modern Smooth Grey - full product specification has not been provided. Does the submission propose Marley Modern? This needs to be stipulated to allow assessment of the proposed material. Dormer Roof -TK - Matel / Zink Cladding in Dark Grey Colour Dark Grey - This material is acceptable.

Condition 3 is discharged in part.

4. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of all windows and doors (including their materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Unitary Development Plan Policy BE/2 and the National Planning Policy Framework.

Windows - UPVC in dark grey is considered to be accceptable
Doors - UPVC Frame with Composite door panel - dark grey frame and black door – is considered to be acceptable.
The submitted fascias, gutters and down pipes details are acceptable.

No details of the recesses and opening profiles have been submitted. This condition can only be discharged in part.

5. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a specification for the design and construction of all private parking areas, including provision for the drainage of surface water from them, shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the approved details before each associated dwelling is first occupied, and retained thereafter for the parking of vehicles.

Reason: In order to ensure 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 Unitary Development Plan policies BE/2 and A/10, and the National Planning Policy Framework.

Parking layout as shown on drawing no. (16)001 Rev C1 is acceptable. Subject to the parking being provided in accordance with this layout, condition 5 can be formally discharged.

6. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of native trees and shrubs. The scheme of planting, as approved, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with Policies BE/2 and BE/8 of the Council's Unitary Development Plan and the National Planning Policy Framework.

The landscape scheme and shown on the submitted Landscape Masterplan – drawing no, HSR 01 is considered to be acceptable. Condition 6 can be formally discharged.

7. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) 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, which shall identify all potential

contaminants associated with the previous uses and a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at 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, including controlled 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) 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 buildings hereby approved are first occupied.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and this shall be approved in writing by the local planning authority. The remediation shall thereafter be carried out in accordance with the approved strategy.

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 Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site 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.

I am awaiting confirmation on the acceptability of this information and will contact you in due course.

8. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no development shall take place until such time as details to ensure finished floor levels are set 300mm above the adjacent highway level of Holme Street have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the duly approved details.

Reason: To prevent increased risk of flooding and In the interest of residential and visual amenity and in compliance with Policies BE/2 and EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: It is necessary to establish the finished site and floor levels before works commence on site in the interests of visual and residential amenity.

Information regarding levels has not been submitted. Condition 8 cannot be discharged.

9. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no development other than remediation in accordance with condition 7 shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate), which shall not exceed 5 litres per second

- Details of how the scheme will be maintained and managed after completion.
- The surface water and foul water shall be drained on a separate system with no surface water being discharged to the foul or combined sewer systems.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with the requirements of Unitary Development Plan policies EM/7 and EM/8, the Council's Level 2 SFRA User Guide and the National Planning Policy Framework.

I am waiting confirmation on the acceptability of the submitted information and will contact you in due course.

Yours faithfully,



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Signed on behalf of the Council