ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 25 November 2020

Mr Lekia Lebari-Orleans
Octopus Architects & Designers
9, The Jam Works
49-51 Fleet Street
Liverpool
L1 4AR

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01231/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Materials), 5 (Boundary Treatments), 9 (Bird Nesting), 10 (Site Investigation) and 12 (Finished Floor Levels) of planning permission 16/00991/FUL**
Location:	**137 Belfield Lane, Rochdale, OL16 2YB**

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 works shall take place until samples or full details of all materials to be used on the external surfaces of the building 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 sympathetic relationship with the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policies BE/2 and H/3 of the Council's Unitary Development Plan, Policies DM1 and P3 of the emerging Core Strategy and the National Planning Policy Framework.

Officer Response: This condition is already satisfied under application referenced 19/00143/DOC.

5 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 details of the siting, height, design, materials and finish to be used in the construction of boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwellinghouse hereby approved is first occupied and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in accordance with the requirements of Policies BE/2 and H/3 of the Council's Unitary Development Plan, Policies DM1 and P3 of the emerging Core Strategy and the National Planning Policy Framework.

Officer Response: This condition is already satisfied under application referenced 19/00143/DOC.

9 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy NE/3 of the Council's Unitary Development Plan, Policy G7 of the emerging Core Strategy and the National Planning Policy Framework.

Officer Response: This condition is already satisfied under application referenced 19/00143/DOC.

10 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
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) 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 EM/4, EM/8 and BE/2 of the Council's Unitary Development Plan, Policy G9 of the emerging 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 Site Investigation Report entitled 'Phase 1 Desk Study 11386-R01 (00) dated May 2019 has been submitted. The submitted report at section 7 recommends an intrusive site investigation be undertake to address any uncertainties relating to the potential complete contaminant linkages.

A completion report (Validation Report - dated 23/11/2020) has now been submitted and is acceptable, this condition is therefore satisfied.

12 No above ground works shall take place until details of the finished floor and external site levels of the dwelling hereby approved have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to achieve an acceptable relationship between surrounding buildings and to ensure that the development would not be at an unacceptable risk of flooding in accordance with the requirements of Policies H/3, BE/2 and EM/7 of the Council's Unitary Development Plan, Policies G8, DM1 and P3 of the emerging Core Strategy and the National Planning Policy Framework.

Officer Response: This condition is already satisfied under application referenced 19/00143/DOC.

Yours faithfully,



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Signed on behalf of the Council