



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 23/01271/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
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Mr Alan Davies
Northern Design (Oldham)
17 Station Lane
Grotton
Oldham
OL4 5QY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01271/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (cmp), 6 (Drainage), 7 (Contamination), 8 (levels), 9 (materials), 10 (windows and reveals), 13 (landscaping), 14 (biodiversity enhancement) and 15 (boundary treatments) on planning permission 19/00038/FUL
Location:	Land Off Belfield Lane, Rochdale, OL16 5AY

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

Conditions and Reasons:

- 5 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding;
- measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and;

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

The following document(s)/plan(s) are approved:

- **Environmental Construction Method Statement. Prepared by Northern Design (Oldham). Dated November 2023.**
- **Proposed site plan ECMS. Drawing no: DOC02.**

To comply with the requirements of the condition, the approved document shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved document.

- 6 No development 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. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The following document(s)/plan(s) are approved:

- **Drainage plan & details. File name: dwgs-tjba-iqbal-belfield lane-201023. By TJ Booth Associates.**
- **Microdrainage calculations. By TJ Booth Associates.**

To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

- 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
- 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 buildings hereby approved are first occupied.

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.

Decision: The following document(s)/plan(s) are acceptable:

- **GeoEnvironmental Audit. Produced by TJ Booth Associates. Ref no: rep-tjba-JI-land off belfield In-phs1,2,3env-041023.docx.**

To fully discharge the condition, following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

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

Decision: The following document(s)/plan(s) are approved:

- **Proposed site plan. Drawing no: DOC01. Rev: A.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 9 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications 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, and where brick is proposed, details of the bond used. Development shall be carried out 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.

Decision: The materials as set out in the following document(s)/plan(s) are approved:

- **Schedule of above ground materials. Revision A 25/07/2024. Received by email on 25/07/2024.**

Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

- 10 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Window Detail. Drawing no: DOC07.**
- **Schedule of above ground materials. Revision A 25/07/2024. Received by email on 25/07/2024.**
- **Plots 1 + 2 proposed elevations. Drawing no: 03.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 13 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Decision: The following document(s)/plan(s) are approved:

- **Landscaping plan doc. Drawing no: DOC03. Rev: A. Received by email on 05/07/2024.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 14 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including

provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following document(s)/plan(s) are approved:

- **Landscaping plan doc. Drawing no: DOC03. Rev: A. Received by email on 05/07/2024.**

The development shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 15 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

Decision: The following document(s)/plan(s) are approved:

- **Landscaping plan doc. Drawing no: DOC03. Rev: A. Received by email on 05/07/2024.**

The development shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition. The structures shall be retained as such thereafter.

Following the submission of the form to Network Rail, it should be noted that Network Rail may request that the type, siting, design or materials of the boundaries, screens or retaining walls are amended. In such circumstances, an application to discharge the condition will need to be submitted again.

It should be noted that permission from Network Rail will be required prior to work commencing on site. The applicant must contact Network Rail prior to commencing work on site.

Yours faithfully,

Melanie Hale
Head of Planning Services