ROCHDALE BOROUGH COUNCIL

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Date: 6 February 2019

Mr David Claxton
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Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**18/01100/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Materials), 4 (SI), 5 (Sample Wall Panel), 6 (Acoustic Protection Measures), 7 (Window and Door Details), 9 (Bin Stores) and 15 (Demolition Method Statement) of planning permission 16/00347/FUL**
Location:	**Yew Tree Farm South , Stott Lane, Middleton, M24 6XJ**

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 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. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the adopted Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

Decision: The proposal to use Greys Artstone Random Diminishing Reproduction Stone (in shade to match existing stone on adjacent roofs) is acceptable. The remaining materials for use on the building remain to be determined and accordingly the condition is partially discharged.

4 No development shall take place until a Phase I Report (Preliminary Risk Assessment) to assess the actual and/or potential contamination risks at the site has been submitted to and approved in writing by the Local Planning Authority. The report shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning

Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority

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/8 and BE/2 of the Council's Unitary Development Plan.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any works on site.

Decision: The submitted PRA by Worms Eye (ref. Stott Lane/M24 6XJ/2018) is acceptable for the purposes of the condition, as are the recommendations contained therein for additional site investigation work. Additional investigatory work shall be carried out in accordance with the requirements of the condition and the recommendations of the PRA, and the resulting reports and proposed remediation strategy shall be submitted to the LPA for approval.

5 No above ground works shall commence on site until such time as a sample wall panel, not less that 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison for the duration of the works on site. Development shall be carried out in accordance with the approved sample.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the adopted Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

Decision: The sample panel of brickwork erected on site (as viewed by the LPA on 20th December 2018) is not acceptable. Accordingly, the condition is not discharged.

6 No above ground works shall take place until a scheme to protect the proposed dwellings from noise generated by the surrounding agricultural uses has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure noise levels of no more than:

- 35 dB(A) Leq (1 hour) in all habitable rooms with windows shut and other means of ventilation provided between 7am and 11pm
- 30 dB(A) Leq 5 mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am

The scheme shall thereafter be implemented in accordance with the duly approved details and a verification report submitted to and approved in writing by the Local Planning Authority to demonstrate that the required noise levels have been achieved for each plot before the dwelling on that plot is first occupied.

Reason: In order to ensure a satisfactory standard of amenity for future residents in accordance with policy EM/2 of the Council's Unitary Development Plan and the National Planning Policy Framework.

Decision: The proposed mitigation (as detailed in the report ref. 1592-1 from Martin Environmental Solutions dated June 2018) is acceptable. The development shall be carried out in accordance with the approved scheme of mitigation measures and a verification report submitted in accordance with the requirements of the condition.

7 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 Policy BE/2 of the Council's Unitary Development Plan.

Decision: Insufficient detail has been provided to fully satisfy the condition; accordingly the condition is not discharged.

9 Within 3 months of the commencement of development, details of the construction and design of a refuse recycling/bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall be provided and made available for use before the first occupation of any dwelling relevant to that facility and the approved facility retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

Decision: The proposed detail of the bin stores and locations (received by the LPA on 11th December 2018) is acceptable. The approved bin stores shall be provided and made available for use in accordance with the requirements of the condition.

15 No development shall take place until a method statement detailing the process and phasing by which those parts of the buildings to be dismantled and those parts to be subsequently reconstructed has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall indicate the method by which those parts of the buildings to remain will be physically supported during the process of dismantling and reconstruction. No parts of the buildings other than those described in the Surveyor's Report (Windle Beech Winthrop) dated 11th May 2016 shall be dismantled or rebuilt without the prior written approval of the Local Planning Authority. All dismantling and reconstruction works shall thereafter take place in strict accordance with the details in the duly approved method statement.

Reason: To ensure that the conversion of the buildings takes place without the need for major or complete reconstruction in order to preserve the openness of the Green Belt in accordance with the requirements of Unitary Development Plan policy D/9 and the National Planning Policy Framework.

Decision: The submitted method statement is acceptable for the purposes of the condition. All dismantling and reconstruction works shall thereafter take place in strict accordance with the details in the approved method statement.

Yours faithfully,



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Signed on behalf of the Council