ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 1 July 2019

Mr V Craven
Craven Design Partnership
Lairgill Lodge
Mount Pleasant
High Bentham
Lancaster
LA2 7LA

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00563/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 5 (Finished Floor Levels), 7 (Ecological Survey) and 9 (Construction Method Statement) of planning permission 17/00728/FUL**
Location:	**Unit 7 Crown Business Park , Cowm Top Lane, Rochdale, OL11 2PU**

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 Notwithstanding the details shown on drawing 1389/406 - Proposed and Existing Sections, no development shall take place until full details of the proposed finished floor level and external ground levels on the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details, and the works to create the approved external ground levels shall be completed prior to first occupation of the extension hereby approved and retained as such thereafter.

Reason: In the interests of visual amenity and in compliance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development requires engineering works, an understanding will therefore be necessary of the finished levels across the site.

Officer response: The levels details provided on Drawing nos. 1389/504B - Site Layout Plan and 1389/406A - Proposed and Existing Site Sections are acceptable. The development shall be carried out in full accordance with these details to comply with the requirements of the condition.

7 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 unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response: The details provided in the Nesting Bird Survey are acceptable. In order to comply with the requirements of the condition, a further pre-clearance survey should occur if this is to take place within the specified nesting season, as recommended in the assessment.

9 No development shall take place on site (including any site clearance and tree removal works) until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

a. the parking of vehicles of site operatives and visitors;
b. the routes to be taken by heavy goods vehicles travelling to and from the site;
c. loading and unloading of plant and materials;
d. storage of plant and materials used in constructing the development;
e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
f. wheel washing facilities and road cleaning facilities;
g. measures to control the emission of dust and dirt during construction;
h. a scheme for recycling/disposing of waste resulting from demolition and construction works;
i. i.measures for the protection of the natural environment from accidental spillages, dust and debris;
j. hours of construction, including deliveries; and
k. measures to prevent the pollution or siltation of the Rochdale Canal during the earthworks and construction stage;

The approved CMS shall be adhered to throughout the construction period.

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 and highway safety prior to commencement of any building or engineering works on site.

Officer response: The details provided in the Construction Management Plan and drawing no. 1389/504 - Site Layout Plan are acceptable. The development shall be carried out in full accordance with these details to comply with the requirements of the condition.

Yours faithfully,

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Signed on behalf of the Council