ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 12 July 2022

Mr John Massey
Progressive Design and Build
4 Lewisham Road
Slaithwaite
Huddersfield
HD7 5AL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**22/00666/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (CMP), 4 (Drainage) 5 (Contamination) 6 (materials), 7 (Biodiversity Enhancement), 8 (Access Details), 10 (Landscaping), 11 (Boundary Treatments) and 13 (Obscure Glazing) of planning permission 20/01325/FUL**
Location:	**Land To The South Side Of William Street, Littleborough, OL15 8JP**

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 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays;
e) wheel washing facilities (or an adequate demonstration that this is nor required)
f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
h) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP 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.

Decision: The requirements of the condition cannot be complied with as development has commenced. The condition is not dicharged.

4 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 requirements of the condition cannot be complied with as development has commenced. The condition is not dicharged.

5 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:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- 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 requirements of the condition cannot be complied with as development has commenced. The condition is not dicharged.

6 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The submitted details of materials as set out on the plan "Proposed Materials" ref. 102-01 is accepted. The development shall be carried out in accordance with the approved materials to comply with the requirement of the condition.

7 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes and bat boxes, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the duly approved biodiversity enhancement measures within that plot have been installed in accordance with the duly approved detail.

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 details of biodiversity enhancement as set out on the submitted site plan ref. 100-01 dated 11.02.2022 is accepted. The scheme biodiversity enhancement shall be installed in complete accordance with the approved details prior to the first occupation of any dwelling and retained and maintained as such thereafter.

8 No above ground works shall take place until full details of vehicular access on to the adjacent adopted highway, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary) of the access road shall be submitted to and approved in writing by the Local Planning Authority. The vehicular access road shall be completed in accordance with the approved details

Reason: In the interest of highway safety and the free flow of traffic and satisfactory drainage of the site and in accordance with Policies G8, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted details of the access road as shown on the plan "Driveway Details" ref. 103- is accepted. The duly approved scheme shall be carried out in full prior to the first occupation of the dwellings in order to comply with the requirements of the condition.

10 (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 be substantially in accordance with the submitted plan ref. 05/04 - Proposed Site Plan - Received 11/11/2021, and 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, 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 and shall be maintained in accordance with the duly approved Landscape Environmental Management Plan.

(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 Policies P1, P2, P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of landscaping as shown on the submitted Sit Boundaries and Planting plan ref. 101- is accepted. The lanscaping scheme shall be carried out in accordance with the approved plan no later than within the first planting season of the first occupation of the approved development.

11 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 details of boundary treatments as shown on the submitted Sit Boundaries and Planting plan ref. 101- is accepted. Boundary treatments shall be carried out in accordance with the approved details prior to the first occupation of the development to comply with the requirements of the condition.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of each respective plot (as identified on Dwg. No. 05/04- Proposed Site Plan - Received 11/11/2021) listed below, the windows facing east and west at upper floor level(s) on plots 1-6 inclusive, the windows facing east on the ground floor on plots 2 and 3, and the windows facing west at ground floor level on plots 4 and 5 hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be fitted with top-hung windows. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This condition does not require details to be provided to and approved in writing by the Local Planning Authority.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services