



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:	22/01288/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (pre-commencement contamination), 4 (CMP), 6 (levels), 7 (materials), 8 (windows and doors), 9 (meter boxes), 11 (boundary treatments), 12 (landscaping) and 13 (biodiversity) on planning permission 22/00278/FUL
Location:	Kirkway Service Station , Kirkway, Middleton, Rochdale, M24 1LW

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 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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 archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

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 submitted Phase II site investigation is accepted. The development shall be carried out in accordance with the recommendations of the report.

A further submission will be required to submit a verification report for the written approval of the local planning authority, demonstrating the effectiveness of the approved remediation measures.

- 4 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 not required)
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- g) 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 highway network and to the amenity of nearby occupiers during the construction phase in accordance with Policies DM1 and T2 of the adopted Rochdale 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 submitted Environmental Construction Method Statement and supporting drawing DMP Site Set Up ref. DOC01 is accepted. The development shall be carried out in strict accordance with the approved details in order to comply with the requirements of the condition.

- 6 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 submitted details of levels are accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 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 materials comprising "Bradgate Red Facing Brick," "ET Blue Coniston Brick," "Natural Blue Slate," "Black Power Coated Aluminium," and "Black uPVC Fascias, Soffits and Rainwater Goods," are accepted. Only the approved materials shall be used in the construction of the proposed development.

- 8 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 design of the window and door reveals, at a scale of not less than 1:50, 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 of window reveals showing a recess of 100mm as shown on the submitted documents are accepted. The materials "Black aluminium windows," and "Composite uPVC" in dark grey is accepted. 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 in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such 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 of pipework, meter boxes and flues as shown on the submitted drawings 2145-10 to 2145-20 is accepted. The development shall be carried out

in accordance with the approved details to comply with the requirements of the condition.

- 11 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 submitted details of boundary treatments as set out on the plan 2045-DOC1 "Soft, Hard Landscaping and Levels" is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 12 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 submitted details of Landscaping as set out on the plan 2045-DOC1 "Soft, Hard Landscaping and Levels" is accepted. The development shall be carried out in accordance with the approved details within the first planting season following first occupation of the development or in accordance with timing first submitted to and agreed in writing by the Local Planning Authority in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services