ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 9 February 2021

Mr Philip Shields
ADG Studio Ltd
39 Glasworthy Avenue
Cheetham Hill
Manchester
M8 0SU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01569/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (materials), 4 (drainage) and 5 (phase 1) on planning permission 18/01178/FUL**
Location:	**53/55 Peel Street, Rochdale, OL12 6PS, ,**

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 specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. 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 DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The proposed elevations that you have provided do not have planning permission. Please note the approved plans listed under condition 2 of planning permission 18/00178/FUL. These are:

- As Existing Block Plan, Site Plan and Elevations - Drawing no. ADG/PS/P/01 Rev A
- As Proposed Site Plan and Elevations - Drawing no. ADG/PS/P/02 Rev B received 19th December 2018

- Proposed Plans Ground floor plan and first floor plan - Drawing no. ASG/PS/P/03 Rev A
- Proposed Plans Loft plan and roof plan - Drawing no. ADG/PS/P04 Rev A

The Council cannot consider the acceptability of the proposed materials as the dwelling you have shown does not have planning permission. Please however note that the Council are unlikely to accept the use of Marley Plain Roofing Tile Smooth

Grey. Natural Slate will be required for the roof, as was annotated on the approved plans.

4 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy policy G8, saved UDP policies EM7 and EM/8 and the NPPF.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

The submitted drainage details are acceptable and have been accepted previously under applicaiton 20/00009/DOC. For the avoidance of doubt the submitted documents are:

- Poposed Drainage Plan and Details - Drawing no, dwg.tjba-javed-peel st-200119.dwg - dated
March 2019
- Attenuation Calculations - Prepared by TJ Booth Associates - Date March 2019 File CAA619-
1.SRC

Provided the development is completed in accordance with the submitted drainage scheme, the requirements of condition 4 are satisfied.

5 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. This 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 identifies 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 ensure any contamination of the site is appropriately managed and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The risk posed by contaminants must be fully identified before the commencement of construction activity to ensure the risks are mitigated during construction works.

The supplied report is acceptable and has previously been accepted under application 20/00009/DOC. For the avoidance of doubt the report is:

- Phase 1 and 2 Environmental Audit prepared by TJ Booth Associates - Ref - rep-tjba-javed-peel
st, rochdale-phs1-140119.docx

If material is to be imported on to site the following testing ratio shall be applied: Topsoil 1:50m cubed, full metals and organics, asbestos screen, speciated PAH. For subsoil the
testing can be relaxed to 1:250m cubed.

Subject to compliance with the above, I confirm that the requirements of condition 5 are satisifed.

Yours faithfully,

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Signed on behalf of the Council