



Mr Ian Pawson
Ian Pawson Limited
26 Essex Street
Barnoldswick
BB18 5DT
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01130/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (land contamination), 4 (SUDS) and 5 (materials) on planning permission 22/01582/FUL
Location:	Ceylon Service Station , Yorkshire Street, Rochdale, Rochdale, OL16 2DR

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 completed in full accordance with the approved recommendations.

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.

Decision: The submitted 'Phase II, Contaminated Land Site Assessment' by Geo2 (ref: 23/1326.2.1) dated 18/09/2023 is accepted.

The development shall be carried out in accordance with the recommendations of section 8 of the approved document in order to comply with the requirements of the condition.

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

- 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 submitted surface water drainage scheme shown on the following plans and documents is acceptable:

- o Drainage Strategy report rev 1
- o Construction drg SD-300/P1
- o Drainage & External Details drg SD-302/P1
- o Drainage & External Details drg SD-303/P1
- o Site Plan - Proposed Drainage Scheme drg 104-C dated 2.12.2023
- o Attenuation Storage drg SD-304/P1
- o Site Plan Areas drg 103-A dated 16.08.2023

The development shall not be carried out other than in accordance with these details to comply with the requirements of the condition.

- 5 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 proposed materials comprising 'Ibstock Brick Leicester Red Stock', 'Koppers Microshades Brunea Grade A Scandinavian Redwood' and 'Kingspan Firesafe KS600FL RAL9005' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services