ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 25 June 2021

Mr STEPHEN DODGSON
Cordingleys Chartered Surveyors
Cordingleys Chartered Surveyors
48 Wellington Road
ASHTON-UNDER-LYNE
OL6 6DQ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00328/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (CMP), 4 (SI), 5 (surface water drainage) and 7 (root protection measures) on planning permission 16/01193/FUL**
Location:	**Higher Stakehill Farm , Stakehill Lane, Middleton, M24 2RT**

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 demolition or site clearance works) until a Construction Management Plan (CMP), which shall include the following:
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 and facilities for public viewing, where appropriate;
e) wheel washing facilities;
f) measures to control the emission of dust and dirt during construction;
g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
h) measures for the protection of the natural environment from accidental spillages, dust and debris;
i) hours of construction, including deliveries.

has been submitted to, and approved in writing by the Local Planning Authority. 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 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 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 prior to commencement of any building or engineering works on site.

Officer response;

The submitted Construction Management Plan is acceptable. 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.

This condition is therefore satisfied.

4 No development shall take place until an investigation and risk assessment 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:
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 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 building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of necessary remedial works is required before works start on site in order to ensure that comprehensive and appropriate remediation is undertaken from the commencement of engineering operations.

Officer response;

The submitted Site Investigation report is acceptable. This condition is part satisfied, and would be fully satisfied on receipt of an acceptable verification report.

5 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no development shall take place until a scheme for the discharge of surface water from the site (including surface water from the access and parking areas) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on

separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The duly approved scheme shall be implemented prior to first occupation of the building hereby permitted and retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer response;

The submitted Drainage details including those points provided to the Council by email on 25.05.2021 are considered acceptable. The duly approved scheme shall be implemented prior to first occupation of the building hereby permitted and retained as such thereafter.

This condition is therefore satisfied.

7 No development shall take place until such time as a detailed method statement outlining a scheme of special engineering measures for the foundations of the extensions at Building 2 hereby approved within the Root Protection Areas of retained trees, in accordance with BS5837:2012 (Trees in Relation to Construction - Recommendations), has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: In the interests of protecting those trees retained within the site in accordance with Policies P2, P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The tree protection measures incorporated into the foundation design are required to be agreed prior to commencement of development in order to ensure adequate safeguarding of the trees.

Officer response;

The supplied report does appear to show that it would be possible to construct building 2 without removing the tree, or removing a substantive part of the root system. The applicant has confirmed and is committed for;

o Oversight of the works to dig foundations by a suitably qualified Arborist (which is a provision of the Arb method statement supplied with the original application), with provision for any required root pruning to be undertaken or overseen by the Arborist; and
o If the Arborist considers that harm to roots would be excessive if conventional 'dig-and-pour' methods were to be used to construct the foundations, provision must be available for construction methods which would be less harmful to roots (for example, using piles and ground beams)

The development shall thereafter be carried out in accordance with the duly approved details.

This condition is therefore satisfied.

Yours faithfully,



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Signed on behalf of the Council