ROCHDALE BOROUGH COUNCIL

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Date: 20 February 2019

Angus Ellis
WHpARCHITECTURE
18 Heymoor Studio 18 Abbey Road
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**18/01412/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3, 4, 7 and 9 on planning permission 18/00950**
Location:	**Gracelands , 13 Lake Side, Littleborough, OL15 0DD**

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), the boundary and retaining walls and for hardsurfacing purposes 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.

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 submitted aluminimum windows and doors (RAL 7006) and rainwater goods - aluminium gutters with round down pipes in black are acceptable. The use of pitched face natural course walling stone with ashlar quions, heads, cills and mullions for the walls and spanish slate for the roof may be acceptable, subject to the submission of an appropriate sample. Please submit samples of these materials. No material details have been submitted for the boundary and retaining walls and for hard surfacing purposes - please submit details. Conditon 3 is discharged in part.

4 No development shall take place until a foul and surface water drainage scheme, that 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 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 drainage details shown on the submitted drawing - Drainage Plan (rotated), drawing no. 18 are acceptable. Subject to the development being undertaken in accordance with these details, conditon 4 can be formally discharged.

7 No above ground works shall take place until a scheme for habitat enhancements for the site, which may include bat bricks and/or tubes, bat boxes and bird boxes, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full accordance with the duly approved details and timetable contained therein and retained thereafter.

Reason: In order to achieve appropriate biodiversity enhancements as part of the development in accordance with the requirements of Core Strategy polices G6 and G7 and the National Planning Policy Framework.

The proposed habitat enhancements as shown on the submitted drawing Site Layout Proposed, drawing no. 10 are acceptable. Subject to the development being undertaken in accordance with these approved details, condition 7 can be formally discharged.

9 No development shall take place until a detailed remediation scheme that accords with the Phase I Preliminary Site Assessment, produced by LK Consult Ltd, ref, LKC 18 1052, dated March 2018, has been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Reason: To ensure any contamination of the site is appropriate managed and to accord with policy G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: The investigations may require measures that will require implementation prior to construction of the development approved.

No details have beens submitted for the discharge of this conditon. Condtion 9 is not discharged.

Yours faithfully,



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Signed on behalf of the Council