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Dear Sir/Madam,

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**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

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| <b>Application No:</b>   | <b>22/01320/DOC</b>                                                                                                                                                                                                               |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                                                                                                                                   |
| <b>Proposal:</b>         | <b>Submission of details to comply with condition 3 (external materials samples), 4 (coal mining site investigation and risk assessment) and, condition 5 (surface water drainage scheme) on planning permission 17/00886/FUL</b> |
| <b>Location:</b>         | <b>Highfield House, Manchester Road, Heywood, OL10 2AN,</b>                                                                                                                                                                       |

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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 development shall take place until samples or full details of all materials to be used on the external surfaces of the extension (including those used in the construction of any windows and doors) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

**Decision: Full details or samples of materials to be used on the exterior of the approved development have not been provided. The requirements of the condition have not been met and the condition is not discharged.**

**A further submission will be required to provide full details and/or samples of materials in order to comply with the requirements of the condition.**

- 4 No development shall take place until an intrusive site investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any coal mining legacy issues

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 coal mining legacy issues
- 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 the impact of any coal mining legacy potential and 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 Policy G9 of the adopted Rochdale Core Strategy, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes to develop on a Coal Mining Development High Risk Area. This condition would ensure safe development of the site in the interest of future occupiers, and to prevent any adverse risk.

**Decision: The submitted information is not sufficient as to determine the coal mining legacy of the site. The requirements of the condition have not been fulfilled and the condition is not discharged.**

**A further submission will be required to provide the necessary information as set out within the condition.**

- 5 Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance (NPPG) with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance 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, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes to develop the site. This condition would ensure appropriate drainage of the site in the interest of future occupiers.

**Decision: The drainage details provided are not acceptable and the condition is not discharged.**

**A further submission will be required to provide details to discharge the condition.**

Yours faithfully,

Daniela Ripa  
Interim Head of Planning Services