ROCHDALE BOROUGH COUNCIL

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Date: 5 March 2019

Amy Hubble
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Wharf House
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Whaley Bridge
SK23 7AD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**18/01386/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 5 (Site Levels and FFL), 6 (Construction Method Statement), 7 (Surface Water Drainage) and 8 (Tree Protection) of planning permission 17/00053/FUL**
Location:	**The Sutherland Centre, Sutherland Road, Heywood, OL10 3PY**

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

5 No development shall take place until details of existing and finished site levels and finished floor levels for the proposed building relative to off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of proper planning, amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding of site levels will be necessary prior to commencement of any building or engineering works on site. Finished floor levels are intrinsically linked to site levels.

Decision: This condition cannot be discharged on the basis of the submitted detail due to the discrepancy with the approved plans for the development, which do not include for a stepped FFL arrangement.

6 No development shall commence on site (including any site clearance works) until a Construction Method Statement (CMS), 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; and
i) hours of construction, including deliveries;

has been submitted to, and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS 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 emerging 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.

Decision: The submitted CMS (ref. COM-WSL-HB-0001/WSL BD953 and received 18/01/2019) and the accompanying revised 'Traffic Management Plan' Rev. 1 (received 15/02/2019) are acceptable. Development shall be carried out in accordance with the provisions of the approved documents.

7 No development shall take place until a scheme, further to the submitted Sustainable Drainage System Statement (ref. T492_SuDS Rev. A January 2017) for the discharge of surface water from the site (including surface water from the access and parking areas), incorporating sustainable drainage details has been submitted to and approved in writing by the Local Planning Authority. 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.

Decision: Insufficient information has been provided to discharge the condition - further detail is required in accordance with the request forwarded by the LPA on 1st February 2019.

8 No development, including any preparatory works, shall take place until a detailed Arboricultural Impact Assessment and tree protection plan, in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations', and prepared on the basis of the recommendations of the Arboricultural Statement by Cheshire Woodlands (ref. CW/8109-AS1 dated 30 January 2017) has been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in complete accordance with the approved details - any protective fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Any commencement of development, including ground works, has the potential to damage the roots of protected trees so appropriate mitigation needs to

be in place prior to this.

Decision: The submitted Tree Protection Plan and Arboricultural Method Statement ref. CW/8109-P-TP is acceptable. Development shall be carried out in accordance with the approved detail.

Yours faithfully,



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Signed on behalf of the Council