



PLANNING AND DEVELOPMENT

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Date: 7 August 2024

Ms Irena Konstantinova
Elan Homes
Oak House
Lloyd Drive
Cheshire Oaks Business Park
Ellesmere Port
CH65 9HQ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01252/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (SI and remediation) and 15 (drainage) on planning permission 19/01297/VRCON
Location:	Boothroyden Road, Middleton, M24 4RY

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

Conditions and Reasons:

- 7 *The development shall be carried out in full accordance with the submitted Geo-Environmental Assessment Report (Brownfield Solutions ref. JM/C3811/7491 Rev.A Jan.19), DQRA for Controlled Waters (Brownfield Solutions ref. AJS/C3811/8244 Jan.19), Remedial Strategy (Brownfield Solutions ref. JM/C3811/8137 Rev. A Aug. 2019) and Brownfield Solutions letter ref. JM/C3811/8708 - Supplementary Asbestos in Soils Investigation dated 13th August 2019. A verification report shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings 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 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.

The submitted validation reports by E3P are approved.

Gas Membrane Validation – plots 40, 41, 44 dated 07-05-2021
Gas Membrane Validation – plots 30-36, dated 20-12-2021
Gas Membrane Validation – plots 28 & 29, dated 19-11-2021
Gas Membrane Validation – plots 17-21, dated 20-06-2022
Gas Membrane Validation – plots 14-15, dated 22-08-2022
Gas Membrane Validation – plots 26-27, dated 12-10-2021
Gas Membrane Validation – plots 22-25, dated 27-09-2021
Gas Membrane Validation – plot 16, dated 14-02-2023
Garden Validation – plots 51,53 & 54, dated 25th November 2021

Garden Validation – plot 52, dated 22nd November 2021
Garden Validation – plots 14-16, dated 14th July 2023
Garden Validation – plots 17-21 & 32-36, dated 15th December 2022
Garden Validation – plot 31, dated 29th November 2022
Garden Validation – plots 22-30 & 37-39, dated 14th July 2022
Garden Validation – plots 40 & 41, dated 6th July 2022
Garden Validation – plot 56, dated 19th April 2022

- 15 *The site drainage shall be fully implemented in accordance with the details provided on drawing no. 12828-CRH-HDG-ZZ-DR-C-4501-P5 (Preliminary Drainage Strategy) and the submitted Technical Note (Campbell Reith ref. 12828-CRH-PD-TN-001, dated 07/12/2018). No dwelling hereby permitted shall be occupied until a Management and Maintenance Plan for the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority, and the system shall thereafter be maintained in accordance with the approved Plan.*

Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Unitary Development Plan and the National Planning Policy Framework.

The submitted S104 Drainage Works Drainage Layout plan is accepted.

It is understood that the surface water drainage scheme will be adopted by United Utilities, and on this basis the management and maintenance requirements of condition 15 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services