



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Rosalind.Gralton@Rochdale.Gov.UK
Our ref: 25/00646/DOC
Enquiries to: Rosalind Gralton
Direct Line: (01706) 925717
Date: 12 August 2025

MARTIN ASHWORTH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00646/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (drainage), 4 (land contamination), 5 (materials), 6 (stonework sample panel) and 7 (window and door frames) on planning permission 23/00725/FUL
Location:	Shepherd Hey , Ashworth Road, Heywood, Rochdale, OL11 5UN

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 until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Officer Response:

The drainage strategy 'BEK/23152/240202/RSL' recieved by the Council on 25/06/2025, is acceptable and approved.

- 4 Notwithstanding any information submitted with the application, 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 shall comprise:

- ii) where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;
- 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 archeological 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 which shall be submitted and approved in writing by the LPA prior to commencement of development.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy.

Reason: 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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: The submitted report, prepared by FWS Consultants dated December 2020, is acceptable and approved. The development shall be carried out in accordance with the details and recommendations contained within the report. It is brought to the applicants attention that Condition 12 of 23/00725/FUL, relates to verification of the remedial works on the site, and must be discharged prior to first occupation of the dwellinghouse.

- 5 No development shall take place until samples and specifications of all new facing materials (including stone slate, slate, infill stonework, window and door frames in aluminium or timber, metal rainwater goods) to be used on the development have been provided on site for the written approval of the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the final details of proposed facing materials are appropriate prior to work commencing, and in the interests of securing a high quality appearance for the development in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The condition is partially discharged. The details provided on Condition 5 - Materials, insofar as they relate to stone and slate roof tiles to be reused from the existing building, infill stonework to be reused from original building, jointing details, aluminium window and door frames, are acceptable and approved.

The following elements are outstanding: Rainwater goods, doors, stone copings, and require written approval of the Local Planning Authority. A subsequent additional discharge of conditions application is required.

- 6 No above ground works shall commence until such time as a sample wall panel, not less than 1 metre square, to demonstrate the proposed composition of stonework for

the extension hereby approved has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison for the duration of the works on site. The development shall be carried out in accordance with the approved sample.

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.

The submitted stonework panel detailed on document 'Condition 5 'Materials' 22.2961, is acceptable and hereby approved. The stonework to the development shall be carried out in accordance with the approved sample.

- 7 Details of the window and door frames to be utilised in the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority before any such window and door frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the reveals, longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. For the avoidance of doubt, the material of the windows and door frames shall be aluminium or timber. The window and door frames shall be installed in accordance with the approved details and thereafter so maintained.

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

Officer Response: No detail of window and door cross sections or reveals were submitted, nor detail of any cill and lintel detailing or opening method. The details on the document 'Condition 5 - Materials - 22.2961' stated windows and doors to be aluminum frames and double glazed, with no specification provided. As such, insufficient information is provided, and the condition is not discharged. Insufficient information has been provided to enable a partial discharge of condition.

Yours faithfully,

Melanie Hale
Head of Planning Services