ROCHDALE BOROUGH COUNCIL

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Date: 16 February 2021

Nigel Longshaw
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New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01531/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Site Investigation), 5 (Footways,) 6 (Surface Water Drainage Scheme), 9 (materials) and 10 (car parking) of planning permission 20/00060/FUL, , ,**
Location:	**Peoples Gym , Wham Street, Heywood, OL10 4QU**

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 3. No construction works in relation to the erection of any building comprised in the development (or ground works relating thereto, but not including works of demolition of the existing building) shall take place until a 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 contamination 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 contamination

ii) an assessment of the potential risks to:

Human health,
property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
adjoining land,
groundwaters and surface waters,
ecological systems,
archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to inform a remediation strategy for the site.

If the risk assessment includes a remediation strategy for the site, no dwelling shall be occupied until a verification report for that plot has been submitted to and approved in writing by the Local Planning Authority.

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.

Decision: The submitted Phase 1 and 2 Environmental Audit by T J Booth Associates ref. rep-tjba-hart-wham st dated November 2020 is acceptable. The development shall be carried out in accordance with the recommendations within it to comply with the requirements of the condition.

Prior to the occupation of the approved dwellings, a further application will be required to submit a verification report of the remediation strategy outlined in section 15 of the report to be agreed in writing by the LPA.

5 The development hereby permitted shall not be first brought into use until the footway along the Duke Street and Wham Street frontages of the site have been reconstructed (including at the disused access point), in accordance with a specification that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and highway safety and the visual amenities of the vicinity, in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted details shown on "dwg-tjba-hart-wham st-171120.dwg - Proposed Drainage Plan Revision 1," dated Feb 2021 are acceptable. To comply with the requirements of the Condition, the footway shall be reconstructed in complete accordance with the details of this drawing.

6 Prior to the commencement of any construction works in relation to the erection of any building comprised in the development (or ground works relating thereto, but not including works of demolition of the existing building) a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance 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.
In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To ensure the sustainable disposal of surface waters and to manage the risk of flooding and pollution; and because 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, in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted surface water drainage scheme shown on the following plans and documents is acceptable:

dwg-tjba-hart-wham st-171120.dwg - Proposed Drainage Plan Revision 1, dated Feb 2021

The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

9 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) 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 policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Quinn Western Graphite Grey smooth concrete interlocking tiles', 'Ibstock Ivanhoe Westminster facing brickwork', 'Anthracite Grey uPVC window frames with double glazed units,' 'Black UPVC fascias, soffits, half round gutters and circulate downspouts,' 'Proprietary rooflight with standard grey aluminium finish,' and 'Insulated composite entrance doors to match windows' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

10 No part of the development shall be occupied until a specification for the design and construction (including surface treatment and drainage) of the car parking area has been submitted to and approved in writing by the Local Planning Authority. The driveways shall be constructed in accordance with the duly approved details before any dwelling is first occupied, and retained thereafter at all times for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway and to achieve an appropriate surface treatment for parking areas in order to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The details of materials provided on " dwg-tjba-hart-wham st-171120.dwg - Proposed Drainage Plan Revision 1," dated Feb 2021 are acceptable. To comply with the condition, only the materials and finishes shown in this plan shall be used in the construction of the external surfaces of the development.

Yours faithfully,



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Signed on behalf of the Council