ROCHDALE BOROUGH COUNCIL

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Date: 17 May 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**21/00329/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 (cmp) and 5 (drainage) on planning permission 19/01147/FUL**
Location:	**Rear Of The Royal Toby Hotel, Manchester Road, Rochdale, OL11 3HF**

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

Conditions and Reasons:

4 No development (including any site clearance or preparation works) shall take place until such time as a detailed Construction Management Plan (CMP), 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;
i) hours of construction, including deliveries;
j) measures for protection of the existing utility mains within and adjacent to the site; and
k) measures for the protection of existing Rights of Way which crosses the site;

has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise detrimental effects to 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: 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 amenity prior to commencement of any building or engineering works on site.

Officer comments:

The submitted 'Construction Method Statement' submitted as part of this proposal is acceptable. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority. This condition is therefore satisfied.

5 No development shall take place until a scheme for the disposal of surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. 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. The development shall be completed, maintained and managed in accordance with the approved details at all times.

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 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 comments:

The proposed Drainage details provided as part of this application are acceptable. The Councils drainage Engineer has no objections. This condition is therefore satisfied. The development shall be completed, maintained and managed in accordance with these approved details at all times.

Yours faithfully,

MR Rose

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Signed on behalf of the Council