ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

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

Telephone: 0300 303 8873
Email: ryan.killeen@rochdale.gov.uk
Our ref: 20/01550/DOC
Enquiries to: Ryan Killeen
Direct Line: (01706) 925964
Date: 16 February 2021

Mr Jim Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
SK15 2SF

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01550/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Site Investigation), 4 (Drainage), 5 (Materials), 6 (Parking Area), 7 (Boundary Treatments) and 8 (Landscaping) of planning permission 19/01026/FUL, ,**
Location:	**Land Adjacent To 7 Broad Street, Middleton, M24 4PQ,**

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 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the 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.

Decision: The submitted Phase 1Preliminary Risk Assessment by STL ref. 20-4231 is acceptable. The development shall be carried out in accordance with the recommendations within it to comply with the requirements of the condition.

A further application will be required to provide the findings of the recommendations outlined in section 7 of the report, to be agreed in writing by the LPA.

4 Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas and parking area), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development 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, policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: No drainage information has been submitted. 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: The submitted drainage scheme as detailed on the following plans and documents is approved:

- Drainage Condition Discharge Report ref. PGC 117 by Infrastructure Design;
- Section PD1 ref. 19/1205/204 (received 13.02.2021); and
- Proposed Site Plan ref. 18/1205/200D (Amended Plan Received 13.02.21)

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

5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the buildings 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 P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials provided on "Summary of Compliance" dated 17 December 2020 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

6 No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking area, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking area shown on the approved plans shall be constructed in accordance with the duly approved details before the associated dwelling is first occupied, and shall be retained thereafter for its intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy.

Decision: The submitted car parking area as detailed on the following plans and documents is approved:

- Section PD1 ref. 19/1205/204 (received 13.02.2021); and
- Proposed Site Plan ref. 18/1205/200D (Amended Plan Received 13.02.21)

- Summary of Compliance dated 17 December 2020

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.

7 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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

Decision: The proposed boundary details shown on the plan Proposed Site Plan ref. 18/1205/200D and 19/1205/203 Fence and Gate Elevations are acceptable. The development shall be carried out in accordance with these details to comply with the requirements of the condition.

8 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any hard and soft surfaced areas including materials and a scheme for the timing / phasing of implementation works.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The details of the landscaping scheme provided on "18/1205/200D" received on 13.02.2021 and Summary of Compliance dated 17 December 2020 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

Yours faithfully,

MR Rose

.....

Signed on behalf of the Council