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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00666/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials), 4 (Windows and Doors), 5 (Dormer Windows), 7 (Levels), 8 (Boundary Treatments), 9 (Tree Protection Measures), 10 (RAMs), 16 (Construction Method Statement), 17 (Drainage), 18 (Coal Mining), 20 (Contamination) of planning permission 21/00282/FUL [Erection of 9 no. detached dwellings with associated landscaping and access from Chestnut Way] for alterations to allow commencement of work
Location:	Land Off Chestnut Way , Littleborough, OL15 8RW

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

The following materials have been proposed

Roofing materials - Marley Edgemere 'smooth grey' slate. Planning permission 12/00282/FUL detailed that natural slate would be used. The artificial product, Marley Edgemere would not be acceptable and would be of insufficient quality in terms of its appearance. The adjacent recent development at Starring Way has been constructed using natural blue slate. A natural blue slate should also be used on this site.

Guttering - Black UPVC - This material is acceptable.

Windows - UPVC double glazed units in anthracite grey. UPVC windows would not be acceptable. The UPVC frames are generally quite bulky and would not align with

the slim frames detailed on the approved plans. The adjacent recent development at Starring Way has been constructed using aluminium frames. I suggest aluminium would be an appropriate material for this site also.

Front doors - Composite door in anthracite grey. The proposed material and colour are acceptable.

Rear doors - Aluminium bi-folding doors in anthracite grey. The proposed material and colour are acceptable.

Garage doors - No material specified. Colour - anthracite grey. The proposed colour is acceptable. Please provide details of the proposed material.

Cills, jambs and heads - Stone effect. No material has been provided or specified. An artificial stone would not be acceptable and I suggest the use of Ashlar stone.

Walling materials - No materials have been specified or provided. Planning Permission 21/00282/FUL detailed that natural stone would be used. The adjacent recent development has been constructed using Stanton Moor natural stone 140mm coursed with matching Ashlar stone surrounds and mullions. I suggest use of a similar material on this site.

Dormers - Timber facade covered with PVC anthracite shiplap cladding under a Marley Edgemere slate. As detailed above, Marley Edgemere slate is not considered to be an acceptable material.

The NPPF paragraph 135 states that "Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)." Please ensure that materials proposed are of a high quality to reflect the details outlined in the approved application.

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

No detailed specification of the windows and doors has been submitted. Please see comments under condition 3 in respect of the proposed materials.

The requirements of condition 4 have not been satisfied.

- 5 No above ground works shall take place until details of the appearance, materials, profile and method of opening of the proposed dormer windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Full details, as required by the condition have not been submitted. The only drawing submitted details the structural details of a dormer but its external appearance has not been detailed and there is no detail in respect of the method of opening of the proposed dormer windows. The drawing submitted also only shows one style of a

pitched roof dormer, where where different designs, including a flat roof dormer, have been approved. Full details as specified under the condition are required.

As detailed in condition 3, the use of Marley Edgemere Slate is not acceptable.

The requirements of condition 5 are not satisfied.

- 7 No development shall take place until finished ground levels and finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

Reason for pre-commencement condition: The finished floor levels will dictate the ground works and therefore it is important that the levels are considered at an early stage and agreed before development commences on site.

Finished floor levels have been provided on the drainage plan - drawing no. dwg-tjba-CRH-Chestnut way-020922 Revision 0. The plan also shows the underlying topo levels from the met 2011 survey and four finished ground levels along the proposed access road.

The finished floor levels are acceptable but can you please provide additional finished ground levels or provide confirmation if they are to remain as existing (as per the 2011 levels).

The requirements of this condition are partly satisfied.

- 8 Notwithstanding the details shown on drawing no. 14 Rev A (Proposed Site Plan) no above ground works shall take place until full details of the boundary treatments of the site have been submitted to any approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation of the development and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

The application details that the part stone and part fence boundary between The Villas and the site will be unaltered. There is also an existing stone wall that separates the gardens of nos. 1-5 on drawing 14 Rev A and an existing stone wall that runs parallel to the side elevations of no. 1 & 6, separating the houses at the Chestnut Way entrance.

A circa 2m high 'hit and miss' fence is proposed to be erected in the rear gardens, to run parallel to the stone walls that are in situ.

The information provided is insufficient. Please provide a plan which details where each proposed boundary treatment is proposed. This should include details of the existing boundary treatments, including heights.

The details regarding the 'circa 2m high' fence are insufficient. Exact details of the fencing, including its position and exact (not approximate) height are required. The hit and miss design is also not acceptable in terms of its visual appearance. It is suggested that new boundary treatments are similar to those approved on the adjacent Starring Way development.

The requirements of this condition are not satisfied.

- 9 No development shall take place until a scheme for the protection of the trees beyond the northwest site boundary has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall be in accordance with BS 5837:2012 and shall include a tree protection plan(s) and an arboricultural method statement. The development shall thereafter be undertaken in accordance with the approved scheme.

Reason: To ensure that trees around the site will be retained and will not be damaged during development and to protect the amenities of the area in accordance with policy G6 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that any measures required for the protection of trees are in place before work commences so as to ensure no harm to the trees.

Condition 9 required that a tree protection plan(s) and an arboricultural method statement be submitted. No tree protection plan has been submitted to allow the Council to fully consider the acceptability of the tree protection measures.

The requirements of condition 9 have not been satisfied.

- 10 No development shall take place until a Reasonable Avoidance Measures (RAMs) method statement for badgers, small mammals, amphibians and reptiles has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved RAMs.

Reason: To ensure that ecology at and around the site is sufficiently protected during development and to accord with policy G7 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that any measures required for the protection of ecology at the site are prepared before work commences to ensure no harm takes place.

I am waiting for comments from the Greater Manchester Ecology Unit in respect of the submitted RAMS. I will contact you again once a response has been received.

- 16 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) a construction traffic management plan including details for the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development. (iv) the siting of any facilities cabin (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works.

The duly approved Construction Management Statement shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development and to ensure dust and dirt are managed during construction works for air quality reasons in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: These measures are required to be in place upon commencement.

An Outline Site Traffic Management Plan has been submitted. This includes;

- A Traffic Management Risk Assessment
- A Traffic Management Plan
- Traffic Management and Access & Egress
- Other considerations
 - Dust and dirt suppression measures including wheel inspection and cleaning and laying of a subbase tarmac at the start of development.
 - Dust suppression through specialist cutting areas and water suppression or vacuums.
- Use of approved waste disposal centres/ sub-contractors.
- A plan detailing site compounds, material storage areas, parking, unloading point, fire assembly point, wheel inspection and cleaning area, hedges fencing and site entrance hoarding with gate.

The details submitted are considered to be acceptable. However, no hours of construction have been submitted. Hours of construction are required before the requirements of this condition can be satisfied.

- 17 No development shall take place until a scheme for the discharge 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 the site shall be developed with separate drainage for foul and surface water and the surface water drainage scheme shall:
- (i) Be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
 - (ii) In the event of surface water drainage to the public surface water sewer, include evidence of United Utilities acceptance of the connection of attenuated surface water drainage to the public sewer on Chestnut Way and have a pass forward flow rate restricted to 5 l/s.
 - (iii) Include an accurate plan of existing drainage infrastructure on the site and additional proposed drainage infrastructure.
 - (iv) Have a restricted rate of discharge to public sewer agreed with the local planning authority (because infiltration has been discounted by the investigations); the rate should be 5 l/s unless the Starring Road flow control has been installed in which case a higher value of 6.5 l/s may be appropriate.
 - (v) Include the background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - (vi) Include levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
 - (vii) Include construction details for permeable paving including sub-base details, if this type of paving forms part of the sustainable drainage system. The driveway permeable paving shall use angular gravel between driveway paving blocks, which shall be specifically manufactured and supplied for 'permeable driveways'.
 - (viii) An explanation of how the surface water scheme will be maintained and managed after completion and confirmation of whether it is to be managed by a maintenance company.

No dwelling shall be occupied until a verification report documenting the installation of the drainage for that plot, to include photographic evidence, in accordance with the approved scheme has been submitted to and approved in writing by the local planning authority. The verification report for the final dwelling to be occupied shall include evidence of any out of plot drainage installations. The foul and surface water drainage shall thereafter be maintained in accordance with the approved scheme and retained as such thereafter.

Reason: To prevent increased risk of flooding and to ensure satisfactory disposal of foul and surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented before above ground works take place and a scheme therefore needs to be agreed at the time of commencement.

The following plan has been submitted;

Proposed Residential Development Drainage Plan & Details, File Name: dwg-tjba-CRH-Chestnut way-020922, Revision 1, Dated July 2023

The proposed plan provides details of separate surface water and foul drainage, which combines and the exit of the site because of the lack of downstream separate sewer system. The controlled discharge rate to public United Utility sewer is 6.5 l/s, as previously agreed with United Utilities and controlled by a vortex flow control.

There are numerous geocellular tanks, which are temporary storage for rainwater. The geotextile surround specification has been provided (Alderburgh HD cubes). Permeable paving details have been provided.

The proposed system meets sustainable Drainage Design standards in the National Planning Policy Framework. Subject to construction in accordance with details included on the plan, the drainage scheme submitted is acceptable.

No dwelling shall be occupied until a verification report documenting the installation of the drainage for that plot, to include photographic evidence, in accordance with the approved scheme has been submitted to and approved in writing by the local planning authority. The verification report for the final dwelling to be occupied shall include evidence of any out of plot drainage installations. The foul and surface water drainage shall thereafter be maintained in accordance with the approved scheme and retained as such thereafter.

- 18 No development shall take place until a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity, and the findings have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in full accordance with any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be identified in the scheme of intrusive investigations and be retained as such thereafter.

Reason: To ensure the site is made safe and stable for the development and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important to ensure that the ground conditions are structurally sound prior to any construction works.

Coal Mining Risk Assessment (dated June 2023) from TJ Booth Associates has been submitted.

The report confirms that no coal seams or shallow workings were encountered in the boreholes. Therefore,, through consultation with the Coal Authority the Local Planning Authority are satisfied that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated and the requirements of condition 18 have been satisfied.

20 No development shall take place until an 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:
 - 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 archaeological 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.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings 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 policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

The following report has been submitted;
Geo-Environmental Audit, Phase 1, Phase 2 and Phase 3 (Revision 3 - June 2023),
Prepared by TJ Booth Associates, Reference: rep-tjba-CRH-chestnut way-Phs 1+2+3
Env-220922.docx

The submitted report is acceptable and the requirements of condition 20 have been satisfied.

Following completion of the measures identified in the remediation scheme outlined at section 3.3 of the report a validation report shall be prepared and submitted to and approved in writing by the Local Planning Authority before any of the dwellings are first occupied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services