



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: ryan.killeen@rochdale.gov.uk
Our ref: 24/00721/DOC
Enquiries to: Ryan Killeen
Direct Line: (01706) 925964
Date: 12 September 2024

Paul Scholey
Everhaus

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00721/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (contamination), 4 (Highway), 5 (surface water), 6 (site level), 7 (building materials), 8 (1m wall) and 10 (bioiversity) on planning permission 21/00661/FUL
Location:	Further Red Lumb, Red Lumb Street, Rochdale, OL12 7TX,

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 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:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - c. adjoining land,
 - d. groundwaters and surface waters,
 - e. ecological systems,
 - f. 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 building(s) 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: An understanding of any contamination risks on the site is required prior to commencement of works in order that any necessary remedial works can be undertaken as part of the ground works.

Decision: The submitted Phase 1 Desk Study Report by Earth Environmental & Geotechnical Limited ref. M0981 rev. A.01 dated June 2024, and the Phase 2 Site Investigation by Earth Environmental & Geotechnical Limited ref. M0981 dated June 2024 is accepted.

Given that no remediation is required, the requirements of the condition have been met. In the event any unexpected contamination is encountered, works shall cease until a remediation strategy has first been submitted to and approved in writing by the Local Planning Authority.

- 4 No development shall take place until such time as a pre-construction highway condition survey (including RocARupp38 from its junction with RocAFp29 to its junction with RocARupp37 and RocARupp37 from its junction with RocARupp38 to its junction with the entry track to the site) has been submitted to and approved in writing by the Local Planning Authority. Following the completion of the development and prior to first occupation of the dwelling a scheme to restore any damage to the public rights of way in accordance with the pre-construction survey shall be submitted to and approved in writing by the Local Planning Authority and carried out by the developer.

Reason: In the interests of ensuring the integrity and condition of the public rights of way in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, saved Policy RE/6 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of the existing condition of the highways is required prior to first access to the site by construction traffic.

Decision: The submitted details are accepted. Any damage to the aforementioned footpaths and highways arising from construction activities shall be rectified thereafter.

- 5 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 surface water from the site (including surface water from hardstanding and parking areas) 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. The duly approved scheme shall be implemented prior to first occupation of the dwelling 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, 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 prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The submitted Drainage Strategy Report by Design 4 Structures ref. 11171-D4S-ZZ-RP-CE-0001 ref. P02 and the plan Proposed Below Ground Drainage Sketch by Design 4 Structures ref. 11171-D4S-00-ZZ-DR-C-1000 rev. P2 is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 6 No development shall take place until details of existing and proposed finished site levels and proposed finished floor levels relative to off-site datum point(s) 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: An understanding of existing and proposed levels is required prior to commencement of any ground works.

Decision: The details of finished floor and ground levels as set out on the plan Proposed Below Ground Drainage Sketch by Design 4 Structures ref. 11171-D4S-00-ZZ-DR-C-1000 rev. P2 is accepted.

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 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 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 Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following materials are accepted:

- Yorkshire Stone
- Triple Glazed Aluminium windows in RAL 7016
- Thermowood Cladding
- Firestone EPDM in Black
- Aluminium trim in RAL 7016

Only the approved materials shall be used in the construction of the development in order to comply with the requirements of the condition.

- 8 Notwithstanding any description of materials in the application no above ground works shall take place until such time as a one metre square freestanding panel of stonework showing the type of natural stone and stonework to be used in the construction of the building hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall thereafter match that of the approved panel in terms of the stone used and the coursing, jointing and mortar mix and finish. The stone panel so constructed shall be retained on the site until the development hereby approved has been completed.

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 National Planning Policy Framework.

Decision: The submitted photograph of a panel of stonework is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 10 No above ground works shall take place until such time as a scheme of biodiversity enhancements for the site including, but not limited to, bird boxes, bat bricks and bat boxes to be integrated within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of biodiversity enhancement as set out in the report "Scheme of Biodiversity Enhancements" by Angela Collinge, dated June 2024 is accepted. The approved measures shall be implemented in full prior to the first occupation of the approved dwelling in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services