ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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

Mr Steven Hartley
HPDA
Swallow Barn Lower Chapel Hill Hurst Lane
Rawtenstall
Rossendale
Lancs
BB4 8TB

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

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 20/01572/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 24 February 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01572/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (Site Investigation), 4 (Surface Water Drainage), 7 (Materials (part), 9 (Surface Treatment- Access), 11 (Roof Lights) and 13 (Landscaping) of planning permission 17/00764/FUL**
Location:	**New Birtle Farm, Birtle Road, Heywood, BL9 6UT**

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 an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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. archeological sites and ancient monuments;
iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To ensure that any contamination of the site is appropriately managed and to accord with policies G9 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre commencement condition: Ground investigation works would need to take on the site which would not be possible following the commencement of development.

Decision: The submitted 'Site Investigation Report' by Worm's Eye, ref. Birtle Road / BL9 6UT / 2020 dated 18th December 2020 is approved. To comply with the requirements of the condition, the development shall not be carried otherwise than in accordance with the recommendations contained within the report.

A further application will be need to be submitted to provide a verification report confirming that the proposed gas membrane has been installed.

4 No development shall take place until 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 and inclusive of detail of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy policy G8, saved UDP policies EM7 and EM/8 and the National Planning Policy Framework.

Reason for pre-commencement condition: 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.

Decision: The submitted drainage strategy by Flood Risk Consultancy Ltd, ref. 20115-01/LA-Let01 dated 9th December 2020 is approved. To comply with the requirements of the condition, the development shall not be carried out other than in accordance with these details.

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 and boundary walls have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, texture and scale of the materials and include a sample panel of stone work of 1 square metre showing the coursing and pointing. 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 proposed materials comprising stonework to match the existing dwelling on site, stone headers and cills, natural blue slate, aluminium roofing sheeting, aluminium framed windows in RAL 7016, oak framing for sliding doors, solid oak natural stain main door and Marley conservation style rainwater goods in RAL 9997 are approved. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

9 No work to the site access shall take place until such time as full detail of the final surface treatment for the same has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

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

Decision: The submitted detail of the proposed hard surfacing of the site access, to comprise porous Tarmac, is approved. A non-permeable surface would also be acceptable as the Drainage Officer accepts that the adjacent grassland can easily cope with the expected run off. For the avoidance of doubt, either type of surface may be used.

11 Notwithstanding the detail shown on the approved plans, no above ground works shall be undertaken until full detail of the proposed roof lights, including section at a scale of 1:20, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all roof lights shall be of a conservation style and shall sit flush with the adjacent roof plane. The roof lights shall thereafter be installed in accordance with the approved details and retained as such thereafter.

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

Decision: The details of the proposed roof lights as shown on drawing ref. D-CRPM-01 Rev. G are approved. The development shall be carried out in accordance with these details to comply with the requirements of the condition.

13 Notwithstanding the details shown on the approved plans, the dwelling hereby approved 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 banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity enhancement in accordance with Policy G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the proposed landscaping scheme including retention of the existing raised lawn and garden area, together with hard surfacing of the driveway as per the details of Condition 9, are approved. The development shall be carried out in accordance with these details to comply with the requirements of the condition.

Yours faithfully,

MR Ross

.....
Signed on behalf of the Council