



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 24/00118/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
Date: 4 April 2025

Mr Martin Hill
Concept Design Architects Ltd
5 Sandby Close
BACUP
OL13 9TP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00118/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 1 (Phase 1 Preliminary Risk Assessment) and condition 2 (230106_A2_3000_Proposed Surface and Foul Drainage Plan) of planning permission 22/01189/PRA56 (Prior approval for change of use from agricultural building to 4 no. dwellinghouses (Use Class C3) including installation of new windows and doors)
Location:	Edgegate Farm , Huddersfield Road, Milnrow, Rochdale, OL16 3TJ

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 the building and surrounding areas of the site have been inspected for visual/olfactory evidence of contamination and a report submitted to and approved in writing by the Local Planning Authority which shall contain the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;

If any evidence of possible contamination is identified a scheme for its removal, including details of further investigations where required, shall be submitted to and approved in writing by the Local Planning Authority. The dwellinghouses hereby approved shall not be occupied until the contamination has been treated in accordance with the details in the duly approved scheme and verification of this has been submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The condition cannot be discharged. The Phase 1 Preliminary Risk Assessment has identified potential contaminant linkages. Therefore further site investigation and assessment is required and details of acceptable recommendations to resolve identified risks will need to be provided.

- 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 surface water and foul sewage from the site has been submitted to and approved in writing by the local planning authority.

The duly approved scheme shall be fully implemented and provided 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, 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 condition cannot be discharged. Insufficient information has been provided to discharge the condition. The drainage plan (drawing number: 230106/A2/3.000) has failed to demonstrate that the drainage field is a suitable distance away from the buildings. Furthermore, insufficient information has been provided in regards to the septic tank, percolation testing and drainage field. Please review the attached Drainage Officer's comments for further details of the information required.

Yours faithfully,

Melanie Hale
Head of Planning Services