



PLANNING AND DEVELOPMENT

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Mr Stuart Howden
Northern Planners
Jubilee Court
Coppgrove
Harrogate
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HG3 3TB

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00273/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (uu drainage condition), 4 (land contamination), 5 (visibility splay), 6 (materials), 7 (window door reveals), 8 (landscaping) and 11 (Fences/boundary treatments) on planning permission 24/00759/FUL
Location:	26 Falcon Close, Rochdale, Rochdale, OL12 7RY

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 the commencement of development (except demolition of the garage hereby approved), details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Reason for pre-commencement condition: The submitted drainage scheme is not acceptable. As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Officer Response:

The amended drainage strategy information provided on drawing AMA/22833/DS/001, Rev P4 - Dated 13.05.25 prepared by Andrew Moseley Associates, is acceptable and the condition is discharged subject to implementation.

- 4 Notwithstanding any information submitted with the application, no development (except demolition of the garage hereby approved), shall take place until an investigation 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 comprise:
- ii) where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;
 - 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 archeological 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.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted report 'Geo-Environmental Audit' prepared by TJ Booth Associates reference 'rep-tjba-fairway-26 falcon cl-Phs1_2_3Env-200125.docx' is acceptable and approved. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy. The condition is therefore discharged.

- 5 No above ground works shall take place until a scheme to provide a visibility splay of 24 metres by 2.5 metres to each side of the access serving the development where it meets Woodhouse Lane, has been submitted to and approved in writing by the Local Planning Authority. The area of land between the visibility splay line and the highway boundary shall be kept clear of all obstructions in excess of 0.6 metre in height at all times thereafter. The approved scheme shall be implemented in accordance with the approved details before first occupation of any dwelling.

Reason: In the interest of highway safety, in accordance with the requirements of Core Strategy Policy T2 and the NPPF.

Officer Response:

The submitted visibility scheme drawings and details shown on 'West House - Visibility Splay' Document Number 24-10663_30 Rev 0 and 'East House Visibility Splay', Document Number 24-10663_31 Rev 0 are acceptable and approved. The development shall be carried out in accordance with the approved details prior to first occupation of any dwelling.

- 6 No above ground construction works shall take place until samples on site and 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. The development shall be carried out in accordance with the approved details. These materials shall include red brick and / or natural stone to the elevations and natural slate to the roof.
Reason: In the interests of amenity and in compliance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The facing materials indicated in the email and attachments received 08.04.2025 and 12.05.2025 are acceptable and are approved. For the avoidance of doubt, the approved materials are:

Facing stone: Rough Dressed Buff Bradstone
Roof slate: Samaca Q33 - Natural Spanish Slate - Blue Grey
Heads and cills - Stone cast
Dormer cheeks and face: Samaca Q33 - Natural Spanish Slate - Blue Grey
Rainwater goods - UPVC, Ogee, Black
Bi fold doors - Aluminium - Anthracite grey
Windows - UPVC frames, Sage green
Juliet balcony doors - UPVC balcony doors, Sage green
Front door and back door - Composite Worcester design, Sage green

- 7 Notwithstanding the development hereby approved, no above ground construction works shall take place until detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

The window and door reveals contained within drawing 'Document number 24-10663_32 Rev A' are acceptable and approved. The development shall be carried out in accordance with the approved details.

- 8 Notwithstanding the details shown on the approved plans, no above ground construction shall take place until full details of both hard and soft landscaping works, including compensatory tree planting at a ratio of 2:1 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 and a scheme for the timing / phasing of implementation works. The landscaping works shall be carried out before any dwelling is occupied. 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 in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Officer Response: The details of hard and soft landscaping indicated on 165565/8001 Rev A Detailed Landscape Hardworks and Softworks Plan are acceptable and approved.

- 11 Before the development hereby permitted is occupied, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to occupation of the final dwelling.
Reason: In the interests of visual and residential amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The details of fences and walls indicated on the drawing 24-10663_34 Proposed Boundary Treatments Site Plan and Details are acceptable and are approved.

Yours faithfully,

Melanie Hale
Head of Planning Services