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OL163BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00236/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (exterior materials), 4 (boundary treatments), 6 (pre-commencement drainage) and 8 (pre-commencement contamination) on planning permission 20/00969/FUL
Location:	52 - 52A Manchester Street, Heywood, OL10 1DL

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 building(s) 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 the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Officers Response: Details submitted in an email received 08/03/23 'Condition 3 – External Materials' in relation to **Condition 3 are approved**.

- 4 Notwithstanding the details contained within condition 2 of this permission, no above ground works shall take place until full details and/ or samples of materials to be used in the construction of boundary treatments hereby approved are submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Officers Response: Details submitted in an email received 08/03/23 'Condition 4 – Boundary Treatment Materials' in relation to **Condition 4 are approved.**

- 6 No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- 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;
 - 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); and
 - A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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 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.

Officers response: The Drainage Officers response –

'I have no objection to the Planning Officer discharging Condition 6. The reasons are set out in the TJ Booth Associates report, with which the Drainage Officer concurs.'

The details submitted in 'Drainage Scheme' received 08/03/23 in relation to **Condition 6 are approved.** The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

- 8 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:
- a. a survey of the extent, scale and nature of contamination
 - b. an assessment of the potential risks to:
 - i. human health,
 - ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - iii. adjoining land,
 - iv. groundwaters and surface waters,
 - v. ecological systems,
 - vi. archeological sites and ancient monuments;
 - c. 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 protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Officers Response: The Environmental Protection Officers has confirmed the submitted report is acceptable therefore the details submitted in the contamination report are approved. The development shall thereafter be completed in full accordance with the approved recommendations.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services