



Mr Ahmad Turkmani
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01175/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (boundary treatments), 5 (parking spaces), 6 (drainage) and 7 (Phase One Risk Assessment) of planning permission 21/00409/FUL (Erection of one dwelling)
Location:	Land Opposite 11-15 New Street, Littleborough, OL15 8LX, , , ,

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 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. 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 requirements of the National Planning Policy Framework.

Drawing no DC82-3/23 includes details of proposed materials. These comprise the following;

- 1. External walls - Cromwell Split Face - Weathered. This material is considered to be acceptable.**
- 2. Roof - Sandtoft Rivius Slate Clay Tiles - Additional information regarding the proposed colour is required.**
- 3. Windows and rear patio doors uPVC casements (frames) in grey - Please provide details of the proposed RAL colour or a detailed specification of the colour.**
- 4. Side door - uPVC white door - This is considered to be acceptable.**
- 5. Front door - No details have been provided.**

Further to the above additional information is required in respect of the roofing materials and the windows and doors.

Condition 3 is partly satisfied.

- 4 Full details of any boundary treatments, including siting, heights, design and materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The boundary treatments shall be installed in accordance with the approved details and retained thereafter.

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 requirements of the National Planning Policy Framework.

Proposed boundary treatments are detailed on drawing no. PP82-4/23.

The proposed boundary gate is not acceptable. The gate pillars would unacceptably block visibility for drivers exiting the driveway and users of the highway on New Street. In this location the carriageway width of New Street is around 3m with no segregated footway which confines vehicle and pedestrian movements in a location with poor visibility which creates road safety concerns.

Additionally, the submitted plan does not identify how the gates would open. It is contrary to The Highways Act for gates to open out onto the highway and taking into account the narrow width of New Street, if opening outwards, the gates would open directly onto the carriageway, raising road safety issues. Alternatively if the gates were to open internally, evidence would be required to show whether they would over-sail the parking spaces, thus reducing the parking provision for the property.

In addition to the highway concerns, the residential character of New Street is currently very open and gates of 1.8m height would be detrimental to this and the visual amenities of the street scene.

In light of the above you are advised that the proposed boundary gates are not supported and you are encouraged to remove these from your proposals.

In regards the other materials the following the additional information is required;

- Material specification for the brick wall**
- colour of the timber fence**
- colour of the galvanised metal gates (only if still proposed).**

Based on the above the requirements of condition 4 have not been satisfied.

- 5 The off street parking spaces as shown on drawing no. 1702/1 (Proposed Site Plan and Floor Plans), shall be provided prior to first occupation of the dwelling hereby approved and be made solely available for the parking of motor vehicles thereafter.

Reason: To ensure that there is sufficient off street parking provision in the interests of highway safety and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Details for submission are not required in respect of this condition. Please ensure that the parking is provided as detailed on approved drawing no. 1702/1.

- 6 No development shall take place until a foul and surface water drainage scheme 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 include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
- (ii) Results from permeability testing in accordance with BRE365 for designing roof and hard-paved area drainage for the development.
- (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (iv) Construction details for permeable paving.

The approved scheme shall be fully implement prior to first occupation of the dwelling hereby approved and be retained as such thereafter.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy 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.

Drainage Strategy and SuDS report, prepared by Hydrotec and Engineering Consultants has been submitted.

This report has been reviewed by the Council's Drainage Engineer and it appears to be well written. However, the version submitted to us is of poor resolution, meaning that the annotations to all the drawings cannot be read, e.g. Fig 4 requires clear dimensions and/or a scale bar.

A higher resolution document is required before the Council can fully consider the acceptability of the drainage details submitted. Condition 6 is therefore not discharged.

- 7 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:
 - 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)

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

Reason: To protect residents from any unknown contaminants on the site and to accord with policy G9 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.

Phase 1 Contaminated Land Assessment, prepared by GeoSmart, report ref: 79954R1 has been submitted.

The submitted report is acceptable. As detailed in section 2.6 of the report a Watching Brief should be undertaken and should contamination be identified, a suitably qualified consultant shall be employed to undertake appropriate assessment which shall then be submitted to and approved in writing by the Local Planning Authority.

After the building is completed and if no contamination is identified, a validation report that includes photographs of the ground conditions as the development proceeds shall be submitted to and approved in writing by the Local Planning Authority.

Further to the above, the requirements of condition 7 are partly satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services