



PLANNING AND DEVELOPMENT

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Mr Daniel Llado
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538 ROCHDALE ROAD
ROYTON
OLDHAM
MANCHESTER
OL2 6SF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01153/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 3 (Site Investigation), 4 (Materials), 5 (Window/Door Reveals), 6 (Landscaping) and 8 (Boundary Treatements) of planning permission 23/00920/FUL (Residential development of 4no. terrace dwellings comprising 4 bedrooms and associated landscaping), ,
Location:	Land Between 13 & 15 Exeter Street, Rochdale OL11 1JN, ,

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 information submitted with the application, no development 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.

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

Officer Response: The condition is partially discharged. The submitted Phase II report prepared by Martin Environmental Solutions Ltd dated January 2025 received by the Council 06/02/2025, is acceptable and approved. The development shall not be occupied until such time as a verification report demonstrating the effectiveness of the remediation measures has been submitted to and approved in writing by the Local Planning Authority in order to comply with the requirements of the condition.

- 4 No above ground construction works shall take place until samples on site and full specifications 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. The development shall be carried out in accordance with the approved details. These materials shall include red brick to the elevations and natural slate to the roof.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The condition is partially discharged. Details of doors and window materials are accepted. Details of brick and slate are not accepted. Outstanding details remain for brick, slate, stone headers and cills, rainwater goods and fascia, velux windows.

- 5 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

Officer Response: The submitted window reveal drawings drawing Number 'PL03' do not show a sufficient window reveal depth and are unacceptable. Additional the drawing fails to show the window cill and header. No drawings are submitted to show door reveals. As such, the condition is not discharged.

- 6 Notwithstanding the details shown on the approved plans, the development hereby permitted 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 and 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 5 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 submitted landscaping drawing 'Proposed Landscaping Plan' dated 20/11/2024, is acceptable and approved. The condition is discharged subject to implementation.

- 8 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 submitted boundary treatment drawing 'Proposed Side and Rear Elevations - PL02' showing a 2m high brick wall is acceptable and approved. The condition is discharged subject to implementation.

Yours faithfully,

Melanie Hale
Head of Planning Services