



Nigel Longshaw  
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New Century House  
176 Drake Street  
Rochdale  
OL16 1UP

Dear Sir/Madam,

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**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

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| <b>Application No:</b>   | <b>23/00343/DOC</b>                                                                                                                                                                                                                                                                                      |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                                                                                                                                                                                                          |
| <b>Proposal:</b>         | <b>Discharge of conditions 3 (Investigation and Risk Assessment), 4 (Construction Method Statement), 5 (Foul and Surface Water), 7 (External Materials), 8 (Biodiversity Enhancements), 9 (Bird Nesting Season) and 10 (Pre-commencement Badger and Fox Survey) of planning permission 20/00253/FUL,</b> |
| <b>Location:</b>         | <b>43 Bamford Way, Rochdale, OL11 5NB,</b>                                                                                                                                                                                                                                                               |

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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 an investigation and risk assessment 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 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 archaeological sites and ancient monuments; and
- 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 accordance with the approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the 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 Geo-Environmental Audit, Phase 1 Preliminary Risk Assessment, Phase 2 Site Investigation, Phase 3 Remediation Statement by T J Booth Associates, dated Sept 2022, reference: rep-tjba-sohail-43 bamford way-Phs 1+2+3 Env-200922.docx, received by the Local Planning Authority on 4th April 2023, has been reviewed and is considered acceptable. The approved Geo-Environmental Audit shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.**

**A verification report will be required to be submitted to, and approved in writing by, the Local Planning Authority, before any of the buildings are first occupied in order to satisfy this requirement of this condition.**

- 4 No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:
- i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding;
  - v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
  - vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
  - vii) hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

The development shall be carried out in accordance with the approved CMS.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

**Officer Response: The Construction Method Statement, dated March 2023, Ref: S440-CMS-01, received by the Local Planning Authority on 4th April 2023, has been reviewed and is considered acceptable. The approved Construction Method Statement shall be implemented in complete accordance with the approved details in order to comply with the requirement of the condition.**

**It is noted that within the Construction Method Statement that individual plots will be sold to private self-build purchasers and therefore the development will not be completed at the same time. It is imperative that each purchaser**

**adheres to the approved Construction Method Statement to ensure compliance with the requirements of the condition.**

- 5 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 foul and surface water from the site (including surface water from the site access road and parking areas), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented 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 Core Strategy, Policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: No detailed drainage information has been submitted. 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.

**Officer Response: The following plans and documents have been submitted and reviewed and are considered acceptable:**

- **Drawing No: dwg-tjba-sohail-43 bamford way-201219 - Proposed Site Drainage Plan**
- **Micro Drainage by T J Booth Associates, dated Feb 2023 - rev 0, pages 1-4, Summary of Results for 1 year Return Period**
- **Micro Drainage by T J Booth Associates, dated Feb 2023 - rev 0, pages 1-4, Summary of Results for 30 year Return Period**
- **Micro Drainage by T J Booth Associates, dated Feb 2023 - rev 0, pages 1-4, Summary of Results for 100 year Return Period (+40%)**
- **Report by RROTA-ROD LTD, Drain Sewer & Pipe Cleaning Services, dated 13/03/2023**
- **Drawing No: dwg-tjba-sohail-43 bamford way-201219 - Existing Drainage Plan**

**The approved plans and documents shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.**

- 7 Notwithstanding any description of materials in the application, no above ground 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 Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

**Officer Response: The Proposed Materials document, received by the Local Planning Authority on 17th May 2023 has been reviewed and is considered**

**acceptable. The approved materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.**

- 8 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, bird boxes, insect boxes, bat bricks and/or bat boxes, hedgehog highways in fencing and native tree and shrub planting to be integrated to the fabric of the buildings and elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the Core Strategy and the National Planning Policy Framework.

**Officer Response: The Biodiversity Enhancement Plan Survey & Report by JCA Limited, Arboricultural & Ecological Consultants, dated 23/01/2020, JCA Ref: 14813f/AmB, received by the Local Planning Authority on 4th April 2023, has been reviewed and is considered acceptable. The approved Biodiversity Enhancement Plan Survey & Report shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.**

**It is noted that the plots will be sold individually to private self-build purchasers and therefore the development will not be completed at the same time. It is imperative that each purchaser adheres to the approved Biodiversity Enhancement Plan Survey & Report to ensure compliance with the requirements of the condition.**

- 9 No clearance of trees and shrubs or demolition of the existing buildings on site in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the Core Strategy and the National Planning Policy Framework.

**Officer Response: This condition does not require discharging as no Ecological Survey has been submitted.**

- 10 Prior to commencement of development, a check for the presence of badgers and foxes should be undertaken and details of the survey submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any nesting species, then no development shall take place unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to prevent any habitat disturbance to badgers and foxes in accordance with Policy G7 of the Core Strategy and the National Planning Policy Framework.

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

**Officer Response: The Site Investigation Report by JCA Limited 2023, Project No: 14813h, received by the Local Planning Authority on 4th April 2012, has been reviewed and is considered acceptable. The requirements of the condition have been satisfied.**

Yours faithfully,

Daniela Ripa  
Interim Head of Planning Services