



PLANNING AND DEVELOPMENT

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Our ref: 24/00492/DOC
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Mr Farooq
Building Design Services
418 Bury Road
Rochdale
OL11 5EU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00492/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Preliminary Risk Assessment), 4 (Surface Water Drainage), 5 (Construction Management Plan), 6 (Materials), 7 (Windows, Doors and Rooflights), 8 (Boundary Treatments) and 9 (Retention of Existing Boundary Treatments) of planning permission 23/01051/FUL
Location:	Land Adjacent To, 418 Bury Road, Rochdale, OL11 5EU

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 commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

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.

Decision: The Phase 1 Report (report ref: 2712-1 by Martin Environmental Solutions Ltd) dated 04/2024 is approved. A watching brief for contamination shall be maintained when carrying out the ground investigation. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority. If contamination is not suspected, found or caused during development this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

- 4 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The surface water drainage arrangements indicated on the plan “Proposed Site Plan Drawing No. 1794A/6” received 22/05/2024 are acceptable. The development shall be completed, maintained and managed in accordance with the approved details.

- 5 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays;
- e) wheel washing facilities (or an adequate demonstration that this is not required);
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The Construction Method Statement Rev. 1 dated 18/06/2024 is approved. To comply with the requirements of the condition, the approved CMS shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CMS without the prior written permission of the Local Planning Authority.

- 6 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials on “Conditions Discharge Supporting Statement (23/01051/FUL)” dated 05/2024 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 7 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and 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 P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials of the windows, external doors and roof lights on “Conditions Discharge Supporting Statement (23/01051/FUL)” dated 05/2024 and the details provided on “Proposed Elevation and Section Drawing No. 1794A/7” received 22/05/2024 are acceptable. The windows and doors shall be installed in accordance with the approved details thereafter.

- 8 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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

Decision: The details of boundary treatments and gate on “Conditions Discharge Supporting Statement (23/01051/FUL)” dated 05/2024 and “Proposed Site Plan Drawing No. 1794A/6” received 22/05/2024 are acceptable. The structures shall be erected in accordance with the approved details and retained thereafter.

- 9 The existing stone boundary wall and wrought iron pedestrian gate sited on the south-east curtilage boundary of the application site facing Bury Road shall be retained during the period of construction and maintained thereafter.

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

Decision: The details shown on “Proposed Site Plan Drawing No. 1794A/6” received 22/05/2024 are acceptable. The existing stone boundary wall and wrought iron pedestrian gate shall be retained during the period of construction and maintained thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services