



PLANNING AND DEVELOPMENT

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Date: 24 June 2024

Mr Michael Slicker
Longley Hey Farm
Halifax rd
Littleborough
Rochdale
OL15 0LB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00582/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (dilapidation survey), 6 (tree protection), 7 (bird nesting season), 8 (landscaping), 9 (bird boxes), 10 (coal mining intrusive investigation), 11 (coal mining statement) and 12 (contamination) on planning permission 23/01280/FUL
Location:	Longley Hey Farm , Halifax Road, Littleborough, Rochdale, OL15 0LB

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 their use on site, details of the external facing materials and finishes to be shall be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, natural stone shall be used for the walls, windows heads and cills and natural slate or natural stone tiles shall be used for the roof. The development shall be constructed in accordance with the agreed details and retained as such thereafter.

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.

No information has been submitted to discharge this condition.

- 4 No development shall take place until a dilapidation survey of the access road has been undertaken. This shall be accompanied by a scheme for periodic inspection through the constructions phase. Both shall be submitted to and approved in writing by the council as local planning authority. A further survey shall be carried out following substantial completion and prior to occupation of the dwelling. Any damage identified shall be repaired such that the highway is in the same or similar condition as prior to the commencement of works on site.

Reason: To ensure damage to the access road, which is also a public right of way, is appropriate repaired to protect the enjoyment and use of the public right of way and

to accord with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

A Technical Audit and Site Inspection has been submitted. This has been sent to the Council's Highway Service for review and I will contact you in due course on its acceptability.

- 6 No development shall take place until a scheme of temporary measures to provide physical protection to all trees, hedges and shrubs shown to be retained, has been submitted to and agreed in writing with the Council as Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of development and shall be retained for the duration of the construction phase.

The submitted details must show the provision of total exclusion zones to not less than the minimum standard contained in the relevant British Standard. The areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of site and building works.

Reason: To ensure adequate protection to retained trees in accordance with policy G6 of the NPPF, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that the trees are protected from any ground and preparation works of the site.

No information has been submitted to discharge this condition. Please note that this is a pre-commencement condition and no works to site, including demolition, shall commence until this condition has been discharged.

- 7 No site clearance shall take place, including works to trees or shrubs or demolition, between the 1st March and 31st August in any year, unless a detailed bird nest survey has been carried out by a suitably experienced ecologist that shows that no active bird nests are present.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

A letter from Stewart Bradshaw of Gritstone Ecology has been submitted. This sets out that a nesting bird check of the site was completed on the 17th June 2024 and that no active birds nests were identified within the building, or in vegetation close to the site.

The letter confirms that the results of the survey are valid for seven days of the survey visit (17th June 2024).

The above information has been reviewed by the Greater Manchester Ecology Unit (GMEU). They have confirmed that the survey was carried out by suitably qualified ecologists to appropriate standards and that the information submitted is therefore acceptable to satisfy the requirements of condition 7.

GMEU have advised that at this time of year birds can start nesting very quickly. If nesting birds are discovered at any time during works, works must cease and the nest left undisturbed until after any young birds have fledged. All nesting birds, their eggs and young are legally protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

Please note, that while the information submitted is acceptable, additional pre-commencement conditions have not yet been satisfied/discharged. The relevant conditions are identified within this letter and development shall not commence until all pre-commencement conditions have been discharged.

- 8 Prior to occupation of the dwelling, a landscaping and boundary treatments scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority.

The scheme shall include the following:

- o Layout drawing/planting plans
- o Planting schedule (indicating the size, species, spacing, size, number and density of plants) and which includes a scheme for replacement tree planting
- o Written specifications
- o Tree pit specifications
- o Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
- o Areas of hard standing
- o Specification for all boundary treatment and retaining walls

The agreed scheme shall be implemented within 6 months of occupation of the dwelling.

Any planting which within a period of 5 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

No information has been submitted to discharge this condition.

- 9 Prior to occupation of the development, a scheme for the provision of bird boxes shall be submitted to and approved in writing by the council as local planning authority. The scheme shall be implemented, also prior to occupation and retained as such thereafter.

Reason: To ensure that the development would provide suitable species habitat mitigation and to accord with policy G7 of the Rochdale Core Strategy and policy in the National Planning Policy Framework.

No information has been submitted to discharge this condition.

- 10 No development shall take place until a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity.

Any remediation works and/or mitigation measures identified to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full in order to ensure that the site is safe and stable for the development.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In order to ensure the safety and stability of the development, in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

No information has been submitted to discharge this condition. Please note that this is a pre-commencement condition and no works to site, including demolition, shall commence until this condition has been discharged.

- 11 Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the council as local planning authority. This shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In order to ensure the safety and stability of the development, in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

No information has been submitted to discharge this condition.

- 12 12. No development shall take place, with the exception of site clearance and demolition, until an investigation and risk assessment, in addition to any assessment provided with the planning application has been completed to assess the nature and extent of any contamination on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the council as local planning authority.

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 ensure that any contamination of the site is adequately identified and managed in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To allow for identification and any required remediation of the site before work commences.

No information has been submitted to discharge this condition. Please note that this is a pre-commencement condition and no works, other than demolition and site clearance, shall commence until this condition has been discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services