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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00741/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 3 (materials), 4 (materials for hard standing), 8 (archaeology report) and 9 (site investigation) on planning permission 18/00971/FUL
Location: Land West Of George Street, Heywood, OL10 4PW

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 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.

Officer's Response: The details submitted within the 'Proposed Materials Schedule' dated 30 June 2023 submitted in relation to Condition 3 are approved. To comply with the condition, only these materials shall be used in the construction of the building.

- 4 Notwithstanding any description in the application no above ground construction works shall take place until samples and / or full specification of materials to be used for 'hard landscaping' external site finishes have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, access roads, paths or other hard-surfaced areas. 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 National Planning Policy Framework

Officer's Response: The details submitted within the 'Proposed Materials Schedule' submitted in relation to Condition 4 are approved. To comply with the condition, only these materials shall be used in the construction of the hard surfaces of the development.

- 8 No development groundworks shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

- 1) A phased programme and methodology of fieldwork investigation and recording to include:
 - a desk-based study
 - targeted evaluation trenching
 - targeted open area excavation
- 2) A programme for post fieldwork investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
- 3) Dissemination of the results commensurate with their significance. This might include a popular publication in the Greater Manchester Past Revealed series, and an academic article dependent on the significance of the results.
- 4) Provision for archive deposition of the report and records of the site investigation.
- 5) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To protect and record locally significant heritage assets in accordance with policy P2 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

Officer's Response: The details submitted in, 'George Street Heywood Archaeological Evaluation Report v1' submitted in relation to Condition 8 are approved. To comply with the requirements of the condition, the approved Report shall be adhered to during the construction of the development.

- 9 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 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:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological 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 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 water environment and 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: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officers Response: The details submitted in 'Remediation and Enabling Works Strategy' and Phase 2 Geoenvironmental Site Assessment' are approved. To comply with the requirements of the condition, the development shall be carried out in accordance with the approved Remediation Strategy. The building cannot be occupied until a Verification Report has been submitted to and approved in writing.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services