



Mrs Caroline Tamworth
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 24/00929/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), 10 (coal mining investigation) 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.

Proposed materials comprise:

Split faced natural sandstone - Vena Buff - This material is acceptable and shall be used for the external walls.

Cills, jambs, banding course and gutter corbels - buff polished hard Yorkstone - This material is acceptable

Roof - Natural stone slate - Aged York - This material is acceptable

Guttering - Seamless metal colour black - This material is acceptable

Downpipes - UPVC colour black - This material is acceptable

Windows - Aluminium colour clay - This material is acceptable
Oak Frame - Green Oak with a matt polyurethane finish - This material is acceptable

Subject to use of the above listed materials, the requirements of condition 3 are satisfied.

- 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 construction 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 appropriately 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 dilapidation survey, titled Technical Audit Site Inspection Report, dated 11/06/24 has been submitted.

The submitted report adequately surveys the access road and the next scheduled survey date (January 2025) and 6 monthly, periodic inspection schedule is acceptable. As required by the condition, a further survey shall be carried out following substantial completion of the development and prior to occupation, and 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.

- 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.

I am awaiting comments from the Greater Manchester Ecology Unit on the acceptability of the submitted details and will contact you again once comments have been received.

- 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.

I am awaiting comments from The Coal Authority on the acceptability of the submitted details and will contact you again once comments have been received.

- 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.

The following reports have been submitted:

- Avista Groundsure - ref: Index-9412962
- Phase II Contaminated Land Interpretative Report, prepared by CRC Site Investigation Limited, reference CRC-FP-PII-E2001-V1, dated September 2024

The submitted Phase II report and recommendations are acceptable and no additional reports are required in reespect of contamination.

There is however still some ground gas monitoring to be completed. Once this has been done a report shall be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,

Melanie Hale
Head of Planning Services