



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Rosalind.Gralton@Rochdale.Gov.UK
Our ref: 24/00216/DOC
Enquiries to: Rosalind Gralton
Direct Line: (01706) 925717
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MARTIN ASHWORTH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00216/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (contamination), 5 (CMP) and 7 (hard and soft landscaping) on planning permission 20/01441/FUL
Location:	Land At Gate St, Rochdale, OL11 1NZ

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 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 DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted materials, as detailed within the covering letter (dated April 2024) reference 20.2219, received by the Council 30/04/2024, pertaining to Condition 3 only, are acceptable and approved. The development hereby approved must accord with the approved details in the submitted schedule.

- 4 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination and land instability risk 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 and land instability risk
- ii) an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - c. adjoining land,
 - d. groundwaters and surface waters,
 - e. ecological systems,
 - f. archeological 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 ensure that the presence of contamination and land instability are identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To fully understand the site conditions and to ensure that there are no contaminants and land instability present that poses a risk to human health.

Officer Response:

The submitted information for the above condition is approved. Please be aware that the condition requires the development to be carried out in full accordance with the duly approved remediation strategy and before any building is occupied, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

- 5 No development shall take place, including site clearance, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the local planning authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for: -

- o the parking of vehicles of site operatives and visitors;
- o hours of construction;
- o loading and unloading of plant and materials;
- o storage of plant and materials used in constructing the development;
- o measures to control the emission of dust and dirt during construction;
- o a scheme for recycling/disposing of waste resulting from demolition and construction works; and

Reason: To ensure the construction process does not introduce harm to the environment, amenity and highway safety in accordance with policies DM1, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The CMP is required to be agreed prior to commencement of development to ensure construction is undertaken in an acceptable

manner from the outset to preserve amenity, environmental standards and highway safety.

Officer Response:

The submitted Construction Management Plan, prepared by James Campbell Associated Ltd, dated February 2024, is acceptable and approved. The development shall be carried out in accordance with the details contained within the approved documents.

- 7 Notwithstanding the details shown on the approved plans, the dwellings hereby approved shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the materials of the hard surfaced areas, boundary treatments, planting plans, specifications and schedules (including planting size, species and numbers/densities), and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted landscaping plan, planting schedule and landscaping site plan are accepted and approved. The development shall be carried out in accordance with drawings 20.2219.8 and 'Landscape Plan' prepared by MMA Tree Consultancy, and Plant Palette dated 18/09/2023, prepared by MMA Tree Consultancy.

Yours faithfully,

Melanie Hale
Head of Planning Services