



PLANNING AND DEVELOPMENT

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Date: 27 June 2024

Jamie Hanson
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Manchester
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00570/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (invasive species), 4 (tree retention plan), 8 (site investigation), 9 (coal mining), 11 (drainage scheme) and 13 (canal protection) on planning permission 20/01093/FUL,
Location:	1 Dobfield Road, Rochdale, OL16 3AW,

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 No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Himalayan Balsam, within the site, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the natural environment prior to commencement of any works taking place.

Decision: The following document(s)/plan(s) are acceptable:

- **Management Plan: Himalayan Balsam. Received by email on 02/02/2024.**
- 4 No development shall take place (including demolition, ground works, vegetation clearance) until a Tree Retention Plan has been submitted to and approved in writing by the Local Planning Authority. The agreed plan for retention shall be implemented in full throughout the course of the development and retained thereafter.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

Decision: The following document(s)/plan(s) are acceptable:

- **Construction Environmental Management Plan. Produced by Rachel Hacking Ecology.**
- **Tree Protection Scheme.**
- **Tree retention plan. Drawing no: 3220-CDA-ST-ST-DR-A-0504. Rev: A.**

- 8 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- a survey of the extent, scale and nature of contamination
- an assessment of the potential risks to:
 - i. human health,
 - ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes
 - iii. adjoining land
 - iv. groundwaters and surface waters
 - v. ecological systems
 - vi. archaeological sites and ancient monuments
- where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To prevent pollution of the water and ground environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and 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.

Decision: The following document(s)/plan(s) are acceptable:

- **GeoEnvironmental Site Investigation Report. Produced by Earth Environmental & Geotechnical Ltd. Report ref: A5182/22/SI/V3. Dated March 2023.**
- **Soil Contamination Delineation Letter Report Dobfield Road, Rochdale. Ref: A5182/22. Dated: 27th April 2023. Produced by Earth Environmental & Geotechnical Ltd.**

- **Remediation Strategy. Produced by Earth Environmental & Geotechnical Ltd. Report ref: A5182/22/RMS. Dated October 2023.**

To fully discharge the condition, following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

9 No development shall commence until;

- a) 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, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Decision: The following document(s)/plan(s) are acceptable:

- **GeoEnvironmental Site Investigation Report. Produced by Earth Environmental & Geotechnical Ltd. Report ref: A5182/22/SI/V3. Dated March 2023.**

11 No development shall commence until a surface and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- iii. A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

Decision: The following document(s)/plan(s) are acceptable:

- **Proposed Drainage Plan. Drawing no: EBC01070 – 200. Rev: P8. Dated 24.01.2024.**
- **Proposed Drainage Details. Drawing no: EBC01070 – 201. Rev: P3. Dated 01.11.23.**
- **SW Drainage Calculations by Elliot Bond. Rev A. Dated 29 May 2023.**
- **Habitats Regulations Preliminary Screening Assessment. Produced by Collington Winter Environmental Ltd. Report Reference: CW20-1585 Report 001.**
- **Technical Note produced by JBA Consulting. Dated: 15 May 2024.**

Please note that further approval will be required through the Building Controls process and from the Environment Agency. If subsequently any amendments are made to the drainage scheme, the drainage scheme will need to be resubmitted and the condition discharged again.

Further to the above, the Environmental Agency have advised that the applicant will need to ensure that they comply with the Environmental Permitting (England and Wales) Regulations 2016 and, therefore, apply for an Environmental Permit from the Environment Agency, if required (Further information available at <https://www.gov.uk/permits-you-need-for-septic-tanks/new-discharges>). It should not be assumed that the grant of an Environmental Permit will be forthcoming. Additionally, the Environment Agency have advised that the applicant to contact the Environment Agency's National Permitting Service team at the earliest opportunity.

Furthermore, the Environment Agency have added that they 'would strongly recommend adherence to the intended drainage proposals under 20/01093/FUL.'

- 13 No development shall take place in proximity to the Rochdale Canal until full details of the construction of foundations on site have first been submitted to and approved in writing by the Local planning Authority. Details shall include cross sections of the proposed building foundations relative to the canal cutting and details of the method of construction and location of construction plant and equipment on site. The development shall thereafter be carried out in accordance with the approved details.

Reason: in the interests of minimising the risk of creating land instability in accordance with the advice and guidance contained in NPPF.

Decision: The following document(s)/plan(s) are acceptable:

Plot 8 - House Type 03 (B1): Plan & Cross-Section Adjacent Canal. Drawing no: EBC01070-100-4-PLT 8. Rev: P3.
Plot 8 - House Type 03 (B1) Foundation General Arrangement Plan. Drawing no: EBC01070-100-1-PLT8. Rev: P2.
Plot 8 - House Type 03 (B1) Foundation Sections Sheet 1 of 2. Drawing no: EBC01070-100-2-PLT8. Rev: P2.
Plot 8 - House Type 03 (B1) Foundation Sections Sheet 2 of 2. Drawing no: EBC01070-100-3-PLT8. Rev: P2.

Yours faithfully,

Melanie Hale
Head of Planning Services