

Officer Report

Case Reference: OTH/2026/0334
Location: 615 Edenfield road, Rochdale, OL11 5XE
Proposal: Submission of details to comply with conditions 3 (investigation and risk assessment), 4 (materials), 5 (product specification), 6 (large scale details), 7 (hard and soft landscaping), 8 (bin store), 9 (boundaries), 10 (finished floor levels) and 11 (vehicular access) on planning permission 23/01102/FUL
Recommendation: Split
Officer: Rosalind Gralton

Recommendation: Split

Condition(s) (9)

- 3 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 on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall 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 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 be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

Reason: 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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework. Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: Following consultation with the Council's Environmental Health Officer, the submitted assessment 'Lyons CMC Coal Mining Risk Interpretation Report' is unsuitable to discharge the above condition. The submitted assessment relates to the informative on the decision notice, not Condition 3. As such, the submitted document is refused for discharge and the condition is not discharged.

A copy of the Environmental Health Officer's consultation response is available on the Council's website.

A further submission will be required to provide the necessary information to satisfy the requirements of the condition.

- 4 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response: The submitted materials detailed on the Conditions Discharge Supporting Document, including Ibstock heritage red blend stock facing bricks, Brazilian roof slates, Black coloured guttering and downpipes, VELUX Heritage Conservation Roof Window, casement aluminium windows, - Grey Beige RAL 1019 colour, aluminium side residential access door - Grey Beige RAL 1019 colour, and timber shopfront also Grey Beige RAL 1019 colour, are accepted and approved.

- 5 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The submitted large scale drawings, received 09/07, titled 'A2008/7' are acceptable and approved. The development shall be carried out in accordance with the approved drawings.

- 6 Notwithstanding any details hereby approved and the requirements of condition 2, no above ground works shall take place until large scale details at a minimum scale of 1:50 have first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include but is not limited to, details of pilasters, stallrisers, fascias, cornices, corbelling, details of windows including glazing, transoms, mullions, cills, details of doors including details of any glazing and metalwork and details of materials including the condition of any remaining historic fabric, and the size, type, texture and colour treatment of any new works proposed. The works shall be carried out in complete accordance with the approved details thereafter.

The development shall be carried out in complete accordance with the approved details and made available for use prior to the first occupation of any part of the approved development.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response: The submitted drawings received 09/07 insofar as they relate to large scale details, are acceptable. The correspondence from the Agent via email to the Case Officer dated 09/07, confirming the windows and door colours and to the shopfronts on all elevations shall be finished in 'Grey Beige (RAL 1019) is approved. The development shall be carried out in accordance with the hereby approved details.

- 7 Notwithstanding the details shown on the approved plans, no development shall take place 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 formation of any banks, terraces or other earthworks, hard surfaced areas and materials, 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 5 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 in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The submitted drawing A2008/4 is acceptable and approved. The development shall be completed in accordance within the approved details.

- 8 The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response: The submitted Commercial Euro and residential bin stores as shown within the Conditions Discharge Supporting Document is acceptable and approved. The bin stores shall be erected in accordance with the approved specification prior to first use of the approved development and the bin stores retained thereafter.

- 9 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response: The submitted Supporting Document states no new boundary treatment is required. There is no requirement to discharge this condition unless boundary treatment were required. The condition is therefore not discharged.

- 10 The development shall not be occupied until finished floor and external ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: In the interest of ensuring a satisfactory appearance and in the interest of amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

Officer Response: The drawing number '11' A2008/11 received by the Council 15/07, is acceptable and approved. The development shall be carried out in accordance with the floor and ground levels contained within the approved drawing.

- 11 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: This condition does not require discharge.