ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 5 March 2018

Mr Martin Ashworth
James Campbell Associates
Campbell House
173 Rochdale Road
Firgrove, Milnrow
Rochdale
OL16 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**17/00510/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply conditions 3 (materials), 4 (site investigation) and 5 (drainage) of planning permission 16/01332/FUL**
Location:	**45 Bamford Way, Rochdale, OL11 5NB**

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 specifications of materials to be used externally on the building 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 P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The materials details provided, as per the following list, are acceptable. Development shall be carried out in accordance with the approved details.
External Facing Brickwork- Ibstock Brick Birtley Northern Buff
Render- Cream K Rend
Roof- Venta Natural Slate
Windows- Anthracite UPVC
Window Surrounds- Artstone
Bi-Fold Doors- Anthracite Aluminium
Soffits and Fascias- Anthracite UPVC
Rear Balcony Balustrade- Stainless Steel rail and glass panel

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 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
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 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.

Decision: The submitted Phase I report (Demeter Environmental Ltd. ref. 17-01-15 Revision 0) is acceptable for the purposes of the condition. Development shall be carried out in accordance with the recommendations contained therein and a verification report shall be submitted to and approved in writing by the LPA before the building is first occupied.

5 No development shall take place until such time as a scheme for the provision and implementation of a surface and foul water drainage system has been submitted to, and approved in writing by, the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable Drainage Systems (SuDS) and the results of the assessment provided to the Local Planning Authority. The development shall be carried out in complete accordance with the submitted scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement: Detail of the proposed drainage scheme is required in advance of the commencement of above ground works in order for the duly approved scheme to be implemented.

Decision: The drainage strategy (plan ref. dwg-tjba-AK-45 bamford way-040417.dwg rev. p1) is acceptable for the purposes of the condition. The development shall be carried out in complete accordance with the approved scheme.

Yours faithfully,

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Signed on behalf of the Council