



Mark Widdup  
Director of Economy and Environment

**PLANNING SERVICE**

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Mr Gary Dearden  
PPY design Ltd  
2 Helmshore Road  
Holcombe Village  
Bury  
Lancashire  
BL8 4PA  
United Kingdom

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010  
THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED  
APPLICATIONS) REGULATIONS 1989 REGULATION 1(2) (A) (B) AS AMENDED

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |   |
|--------------------------|---|
| <b>Application No:</b>   | <b>14/00340/DOC</b>   |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>   |
| <b>Proposal:</b>         | <b>Submission of details to comply with conditions 3, 4, 8 and 10 on planning permission 13/01145/FUL</b> |
| <b>Location:</b>         | <b>Land To Rear Of , 96 Rochdale Road, Middleton</b>  |

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 details shown on the approved plans and the requirements of condition 2 of this permission, no development shall take place until samples or full details of materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are compatible with the character of the site and its surroundings in accordance with the requirements of Unitary Development Plan policies BE/2 and EC/5.

**Response:** The details of materials shown on drawing no. RG8-03B are acceptable. For the avoidance of doubt, the approved materials are as follows:

- Buff brick plinth to all elevations to match adjacent units.
- Profiled cladding to walls (pastel blue - RAL 240 80 10), roof (gull grey - RAL 240 80 05) and fascias, trim and roller shutters (deep blue - RAL 260 40 20).

Providing that the development is carried out in accordance with these details, the requirements of the condition will be complied with.

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:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- 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 Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

**Response:** The details in the submitted Phase I desk study by Demeter Environmental LTD (ref 13-10-04 revision 0) dated October 2013 are acceptable.

The condition can be discharged following submission of a satisfactory validation report to verify that the remediation measures recommended in the report have been implemented.

8 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place details of a landscaping scheme to be introduced along the southeast (to the rear of nos. 61-69 Clough Road) and southwest (to the rear of nos. 1a-19 Radclyffe Street) boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To provide an appropriate screen between the site and surrounding dwellings in order to soften the visual impact of the development when viewed from adjacent houses in accordance with the requirements of Unitary Development Plan policies EC/5, BE/2 and BE/8.

**Response:** The landscaping scheme shown on drawing no. M35/RRM/LAND/E is acceptable.

Providing that the development is implemented in accordance with these details and within the timescale(s) identified in the condition, the requirements of the condition will be complied with.

10 Notwithstanding any information contained within the application, full details of any external lighting to be installed on the building or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site, its luminance (including light spillage), angle of installation and any

hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers in accordance with the requirements of Unitary Development Plan Policies BE/2 and EM/3.

**Response:** The details of external lighting shown on drawing no. RG8-03B and in the specifications from Aurora (refs AU-WP100 \_ AU-FLD502) and the written description indicating that the lights will only be used during the hours of operation specified by condition 5 of planning approval 13/01145/FUL (Monday to Friday 08:00 to 19:00 and Saturday 09:00 to 18:00) are acceptable.

Providing that the development is carried out in accordance with these details, the requirements of the condition will be complied with.

Yours faithfully

A handwritten signature in black ink, appearing to read 'MR ROBINSON', with a stylized flourish at the end.

Mark Robinson  
Chief Planning Officer