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PLANNING SERVICE

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Mr MARTIN ASHWORTH
James Campbell Associates Ltd
Campbell House
173 Rochdale Rd
Milnrow
Rochdale
Lancashire
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 15/01471/DOC
Application Approval of detail reserved by condition
Type:
Proposal: Submission of details to comply with conditions 3, 4, 5, 7 and 8 on planning permission 14/00533/FUL
Location: Land Adjacent To 2 Lincoln Walk, Heywood,

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 and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellinghouse 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. The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Unitary Development Plan Policies BE/2, H/3 and H/4 and the National Planning Policy Framework.

Decision: Condition 3 is discharged if carried out fully in accordance with agreed materials as shown in the submitted materials schedule.

Brick - Calder Stone Claret 65mm
Tile - Dark Red Marley Double Roman
Cladding - White PVCu Ship Lap to match
Windows - Spectus White UPVC
Doors - as shown
Paving - Herringbone paving on cement mix

- 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 Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

Decision: Condition 4 is partially discharged, subject to the submission of a suitable validation report confirming the recommendations of the Phase 1 Desk Study Report as submitted have been undertaken.

- 5 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, and shall incorporate measures (including any necessary flow attenuation measures and the use of SUDS were appropriate) to ensure that the rate of surface water discharge from the site does not exceed 5 litres per second.
- (ii) details of how the scheme will be maintained and managed after completion.

The scheme shall thereafter be implemented in accordance with the duly approved details before the dwelling hereby approved is first occupied.

Reason: In order to ensure satisfactory disposal of foul and surface water from the site and to ensure that the development does not increase the risk of flooding within the Critical Drainage Area in accordance with the requirements of Unitary Development Plan policies EM/7 and EM/8, the Council's Level 2 SFRA and the National Planning Policy Framework.

Decision: Condition 5 is discharged if carried out fully in accordance with submitted plans:

- 14.0983.13A
- Attenuation Details dwg-tjba-m&m-lincoln walk, heywood-101215.dwg
- Surface Water Drainage & Attenuation calc-tjba-mulligan-lincoln walk-SW drainage-091215.docx

- 7 Before the dwelling hereby approved is first occupied, a scheme for the design and construction of its associated parking and hardstanding areas, including their surface treatment and provision for the drainage of surface water from them, shall be submitted to and approved in writing by the Local Planning Authority. The parking and hardstanding areas shall be constructed in accordance with the duly approved details before the dwelling is first occupied, and retained as such thereafter.

Reason: In order to ensure that there is adequate provision for vehicles to be parked clear of the highway, appropriate surface treatment of hardstanding areas and the suitable disposal of surface water in accordance with the requirements of Unitary Development Plan policies H/3, H/4, BE/2, EM/7 and A/10, and the National Planning Policy Framework.

Decision: Condition 7 is discharged if carried out fully in accordance with submitted plans:

- 14.0983.13A

- Attenuation Details dwg-tjba-m&m-lincoln walk, heywood-101215.dwg

- Surface Water Drainage & Attenuation calc-tjba-mulligan-lincoln walk-SW drainage-091215.docx

- 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 a landscaping scheme for 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: In order to achieve a satisfactory level of landscaping and provision of adequate private garden space for the dwellinghouse in accordance with the requirements of Unitary Development Plan policies H/4, BE/2 and BE/8, and the National Planning Policy Framework.

Decision: Condition 8 is discharged if carried out fully in accordance with submitted plan 14.0983.13A

Yours faithfully,



Mark Robinson
Head of Planning