



Mark Widdup
Director of Economy and Environment

PLANNING SERVICE

Mark Robinson BSc (Hons), Dip, T.P., M.R.T.P.I.
Chief Planning Officer

Number One Riverside, Smith Street
Rochdale, OL16 1XU

Telephone: (01706) 647474
Email: paul.ambrose@rochdale.gov.uk
Our ref: 14/00495/DOC
Enquiries to: Paul Ambrose
Direct Line: (01706) 924311
Date: 7 July 2014

Mr John Green
29 Oulder Hill Drive
Rochdale
OL11 5LB

Dear Sir/Madam

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

Application No: 14/00495/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 1, 2, 3, 4, 5 and 6 on planning permission 14/00059/FUL
Location: 8 St Georges Road, Rochdale, OL11 5YN,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Discharged

- 2 This permission relates to the following plans:-

Site edge red plan - Scale 1:1250
8/R/1
8/R/2

(Plan Number Title to be listed by Officer)

and the development shall not be carried out other than in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in

accordance with the policies contained within the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Discharged

- 3 Notwithstanding any description of materials in the application no development shall take place until samples or full details of materials to be used externally on the building(s) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

Discharged.

Front and rear elevations - existing stone retained.
Side elevations - rayburn multi to be used
Rood - Slate grey

- 4 No development shall first take place until the finished floor levels for the proposed dwelling and garage relative to an agreed off-site datum has been submitted for the written approval of the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in order to ensure a satisfactory appearance in order to comply with the requirements of Unitary Development Plan policies H/3 and BE/2.

Discharged.

- 5 Within 3 months of the commencement of development, a scheme for the post construction 'hard' landscaping treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas. The approved details shall thereafter be fully implemented prior to the first occupation of the dwelling and shall be maintained thereafter.

Reason: In the interest of visual amenities of the area in accordance with Policies BE/2, H/3 and A/10 of the Council's Unitary Plan.

Discharged. Existing concrete and stone flags to be reused.

- 6 No development shall take place until a Phase I Report (Preliminary Risk Assessment) to assess the actual and/or potential contamination risks at the site has been submitted to and approved in writing by the Local Planning Authority. The report shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase I Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and / or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

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 Policies EM/8 and BE/2 of the Council's Unitary Development Plan.

Discharged. See Phase 1 Desk Study by Demeter Environmental Ltd

Yours faithfully

A handwritten signature in black ink, appearing to read 'MR ROBINSON', written in a cursive style.

Mark Robinson
Chief Planning Officer