



Paul Butler Associates

Planning, Development & Heritage Consultants

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Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

FAO Michael Atkinson-Smith

22.1758

Dear Daniel

Land Between 40- 48 Drake Street, Rochdale, OL16 1NU
Condition Discharge Application relating to Planning Permission 24/00143/FUL

On behalf of our client, Cassel and Fletcher, please find attached an application to discharge planning conditions attached to the above permission, which was granted on 29th January 202. This application seeks to discharge the following conditions:

- 4 (contamination)
- 5 (SuDS)
- 6 (CMP)
- 7 (TfGM)
- 8 (archaeology)
- 9 (FFLs)
- 11 (materials)
- 12 (windows / doors)
- 13 (rainwater goods)
- 17 (shopfronts)

The numbered conditions of planning permission 24/00143/FUL for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 4 (contamination)

No development (other than works of site preparation) 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 thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Response

Please find attached the 'Geo-Environmental Audit' report prepared by TJ Booth Associates. This report confirms No specific remediation required due to the lack of risk to the end user. We therefore request that this condition is fully discharged.

Condition 5 (SuDS)

No development shall take place until such time as full details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

- a) Evidence that the drainage hierarchy has been fully investigated;*
- b) A 5l/s restricted rate of surface water discharge to public combined sewer, but only subject to satisfactory investigations in respect of part a) of this condition having been evidenced. For the avoidance of doubt, the details shall include construction details for any oversized pipework, attenuation tanks, and flow control chamber.*
- c) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.*
- d) Levels of the proposed drainage systems including proposed ground and finished floor levels in m AOD.*
- e) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.*

For the avoidance of doubt, foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements. The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Response

Please find attached the detailed drainage drawing HC-24291-(30)-01 prepared by Healey Consulting.

Condition 6 (CMP)

No development (including any, site clearance or preparation works) shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of the following matters:

- a. the parking of vehicles of site operatives and visitors;*
- b. loading and unloading of plant and materials;*
- c. storage of plant and materials used in constructing the development;*
- d. the placement and appearance, and details of the maintenance of security hoarding;*
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;*
- f. the provision of wheel washing facilities; and*
- g. details of the proposed construction hours, including deliveries, which for the avoidance of doubt must not take place outside the hours of 08:00 Monday - Friday and 09:00-14:00 on Saturdays, with no work taking place on Sundays or Bank Holidays.*

The approved method statement shall be adhered to throughout the construction period of the development.

Response

Please find attached the 'Construction Management Plan' ref DSCMP, prepared by Samona. The document provides details on the method of construction to address points a-g of the above condition.

Condition 7 (TfGM)

Notwithstanding Condition 6, no development shall take place until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority and any Asset Protection Agreement considered necessary has been agreed with Transport for Greater Manchester. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for:

o The retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;

- *Loading and unloading of plant and materials;*
- *Storage of plant and materials used in constructing the development;*
- *Construction and demolition methods to be used; including the use of cranes (which must not over sail the tramway);*
- *The erection and dismantling of scaffolding, please note the installation and dismantling may require an electrical isolation of the Metrolink overhead wires*
- *The erection and maintenance of security hoarding, location to be agreed with Metrolink due to proximity of operation tramway and infrastructure;*
- *Provision of a "mock up" security hoarding, if required, to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection; and*

- *Measures to control the emission of dust and dirt during construction.*

Response

Please find attached the 'Construction Management Plan' ref DSCMP, prepared by Samona. The document provides details on the method of construction to address the above condition (and condition 6).

Condition 8 (archaeology)

No development (other than works of site surface clearance) shall take place until a programme of archaeological works has been undertaken in accordance with an archaeological Project Design (PD) that has first been submitted to and approved in writing by the local planning authority. The PD shall cover the following:

- a) Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:*
 - i) Archaeological evaluation trenching; and*
 - ii) Informed by the above, more detailed excavation (subject of a new PD).*
- b) A programme for post investigation assessment to include:*
 - i) Analysis of the site investigations records and finds; and*
 - ii) Production of a final report on the investigation results.*
- c) Deposition of the final report with the Greater Manchester Historic Environment Record.*
- d) Dissemination of the results commensurate with their significance.*
- e) Provision for archive deposition of the report and records of the site investigation.*
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.*

Response

Please find attached the following information prepared by Dee Archaeology:

- Project Design for Archaeological Trenching, ref 25-0010-WSI-v1.2, dated 12.03.2025
- Archaeological Evaluation on Trenching Report, ref 25-0010-AER-v1.1, dated 16.06.2025

Also attached is the email correspondence from GMAAS confirming approval of the project design report.

Condition 9 (FFLs)

No development (other than of site preparation) shall take place until finished floor 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.

Response

Please find attached the 'PROPOSED SITE PLAN', no. BM/0225/DRAKE/BR1 rev B showing site levels on all four corners of the building and the FFLs in the commercial and apartments entrances at ground floor level.

Condition 11 (materials)

No above ground works shall take place until such time as a detailed specification 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 and shall include large scale drawings of brickwork detailing where it is proposed at a scale not less than 1:20. The development shall be carried out in accordance with the duly approved details thereafter.

Response

Please find attached drawing 'HIGH LEVEL MATERIALS SCHEDULE BM/0225/DRAKE/BR35' which provides a materials specification for the upper levels of the proposed building. Samples will be made available on site, please be in touch to arrange to view.

Condition 12 (windows / doors)

Notwithstanding any description in the application, 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.

Response

Please find attached drawings:

- 'TYPICAL WALL AND WINDOW DETAILS, no. BM/0225/DRAKE/BR36 rev A'.
- 'WALL STUDY 3', no. BM/0225/DRAKE/BR15 rev C
- 'PROPOSED SITE PLAN', no. BM/0225/DRAKE/BR1 rev B
- 'DOOR SCHEDULE SHEET 1', no. BM/0225/DRAKE/BR33 rev D
- 'SHOP FRONT DETAILS', no. BM/0225/DRAKE/BR34

Condition 13 (rainwater goods)

No above ground works shall take place until full details of the design and placement of any rainwater goods, pipework and flues have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be duly implemented and retained as such thereafter.

Response

Please find attached drawings of the third floor to the roof level which illustrate all gutters, down-pipes and rainwater outlets, together with the principal elevations. Below third floor level all rainwater goods are inside the building:

- 'ROOF PLAN BM/0225/DRAKE', no /BR8 Rev H
- 'FIFTH FLOOR PLAN', no BM/0225/DRAKE/BR7 Rev O
- 'FOURTH FLOOR PLAN', no BM/0225/DRAKE/BR6 rev N
- 'THIRD FLOOR PLAN', no. BM/0225/DRAKE/BR5 Rev N
- 'PRINCIPAL ELEVATIONS SHEET 1', no BM/0225/DRAKE/BR9 rev J
- 'PRINCIPAL ELEVATIONS SHEET 2', no BM/0225/DRAKE/BR10 rev H

Condition 17 (shopfronts)

No above ground works shall take place until such time as large scale details of the ground floor shopfront at a minimum scale of 1:50 has 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 their size, type, texture and colour treatment.

The development shall be carried out in complete accordance with the approved details prior to the development hereby approved being brought into use.

Response

Please find attached drawing 'SHOP FRONT DETAILS' BM/0225/DRAKE/BR34 which provides details of the proposed shopfront at a scale of 1:35.

An application fee of £298 is payable with this application. Payment of this amount has been made by my client at the time of submission.

We trust the above is sufficient to validate and progress the application, but should you require any further information please don't hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Principal Planner