www.planred.co.uk

Plan Red Ltd
Colony
19 Spring Gardens
Manchester
M2 1FB
info@planred.co.uk

7th November 2025

Tom Hiles
Senior Planning Officer
Rochdale Borough Council Floor 3,
Number One Riverside Smith Street,
Rochdale,
OL16 1XU

Via Planning Portal

Dear Tom

Planning Portal Reference: PP-14452726
Planning permission 23/01310/FUL– Part discharge of Conditions 10, 12 and 15
29-31 and 33-41 Maclure Road, Rochdale, OL11 1DN.

This application is made by Plan Red (agents) on behalf of Rochdale Development Agency (applicant).

This application is sought to discharge the pre-commencement conditions 10, 12 and 15 attached to the full application (reference: 23/01310/FUL), which is for the:

> *'Demolition of 33-41 Maclure Road and partial demolition at rear of 29-31 Maclure Road and Conversion of 29-31 Maclure Road and Erection of a part 3-storey and part 6-storey building to provide 33 apartments (Use Class C3) across combined upper floors with ground floor commercial use (Use Classes E(a), E(b), E(c) and E(e)), associated infrastructure and ancillary works.'*

We are seeking part approval and discharge of conditions 10, 12 and 15. The RDA have appointed separate contractors for the demolition and construction phases, with Winterburn being the demolition contractor for the first phase of works and Oak Construction being the construction contractor for the second phase.

To recap, the following pre-commencement discharge of conditions applications in relation to demolition were submitted on the 28th August 2025, and the following applications were approved on the 29th September 2025.

- Condition 11 (full condition survey) - fully approved
- Condition 10 (demolition statement) – part approved
- Condition 12 (demolition management plan) – part approved
- Condition 15 (demolition dust management plan) - part approved

As Conditions 10, 12, and 15 were submitted and approved for part discharge, this was done as the construction contractor had not yet been appointed; we submit further details in order to fully discharge these conditions.

We are seeking support for a prioritisation of the application, which is part of the RDA's critical delivery path, as part of the regeneration of the Station Gateway.

Below sets out the associated pre-commencement condition wording and the following submission documents for approval:

Condition 10 - wording:

> *'Prior to commencement of development, a comprehensive demolition method statement and construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The demolition method statement shall confirm that any roof tile removal to nos.29-31 Maclure Road will be undertaken by hand to allow for potential bat roosts to be identified, and shall confirm measures to be taken in the event that bat roosts are discovered. The development shall then be undertaken in strict accordance with the approved method statements.'*

Condition 10 - submitted details:

- Construction Phase H&S Plan - Corner Plot Rochdale
- Appendix B – Programme

The submitted construction phase plan meets the requirements of condition 10 as it sets out the detailed demolition processes at each of the relevant buildings. The statement includes the project structure, details for controlling significant project risks, existing site restrictions, first aid and monitoring details. In accordance with condition 10, page 21 of the Phase Plan outlines that roofing tiles relating to 29-31 will be undertaken by hand to allow for the potential bat roots to be identified, if any are work will stop immediately. If any are identified, the person responsible will engage with RDA and report any incidents of roosting, implementing corrective actions as needed. In addition, the contract program provides further details and highlights the construction method in each stage of phase 2.

We therefore consider that part-discharge can be given for Condition 11 to allow for full discharge and construction to take place.

Condition 12 - wording:

> *'No development shall take place, including demolition, until a Construction Management Plan (CMP) with detailed method statements for undertaking the works and risk assessments that shall include agreed requirements of Transport for Greater Manchester, has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall include agreed safe methods of working near to the operational Metrolink line and shall be adhered to throughout the construction period. The CMP shall provide for: -*
> *- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink during the works;*
> *- pedestrian management proposals to ensure that suitable pedestrian routes are retained and that pedestrians are not forced to cross the road and potentially into the tramway path; - loading and unloading of plant and materials;*
> *- construction methods to be used; including the use of any lifting equipment (which must not oversail or be able to oversail the tramway);*
> *- the erection and dismantling of scaffolding, if applicable; - the erection and maintenance of security hoarding, if used; and;*
> *- measures to control the emission of dust and dirt during demolition and construction*

The approved Construction Management Plan and its measures shall be adhered to throughout the construction period for the development.'

Condition 12 - submitted details:

- CEMP (Construction Environmental Management Plan) - Corner Plot Rochdale
- Traffic Management Plan – Ref 1535422.0002
- Traffic Management Plan – Ref 1535422.0001
- Construction Phase H&S Plan - Corner Plot Rochdale
- Appendix A - Site Logistics Plan
- Appendix C - Site Rules
- Appendix D - Fire & Emergency Plan
- Appendix E - Fire Risk Assessment
- Appendix F - Site Specific Aspects Register
- Appendix G – TMP

The submitted documents and plans above met the requirements to part discharge condition 12 solely in relation to the construction of the buildings.

The site rules are located within Appendix C, which outlines the control measures on site, including the parking restrictions and keeping clear of access routes. The Traffic Management Plans provide more details in regards to the diverted routes for traffic and measures to control vehicles and pedestrians. The Rochdale Station Metrolink Station to the West is within 25 meters of the development. The Rochdale Railway station and associated railway line are within 40 meters of the proposed development. The works on the site meet the minimum 3m clearance zone, with the nearest point being 13.39m. Due to the distance between the tramline and the site, the fact that no craneage or lifting plant will be used, it is not necessary to outline safe working methods to the operational tramline.

The project layout and security arrangement for the plant and project section of the submitted Construction Phase Plan outline the pedestrian management proposals. Where possible, separate site entrances will be provided for pedestrians and vehicles; pedestrians will be excluded from vehicle circulation routes with physical barriers guiding them to crossing points, which are clearly identified through signage and/or road markings for both pedestrians and vehicles.

The Construction Environmental Management Plan confirms that the scaffolding will be in place during the erection of the superstructure, which will be undertaken by a qualified contractor and inspected weekly. Hoarding will be erected around the development, and warning signs will be displayed around the perimeter of the site. Appendix A - Site Logistics Plan provides a plan showing the location of the scaffolding and hoarding.

The submitted documents meet the requirements of condition 12 as Section 7 of the Construction Phase Health & Safety Plan, Appendix F - Site Specific Aspects Register, and the Construction Management Plan provides the strategy for controlling dust and dirt during construction. Additional Information has also been prepared in regards to fire measures, risks and the emergency plan.

We therefore consider that part-discharge can be given for condition 12 and other details to allow the start of this stage of works.

Condition 15 - wording:

> *'Prior to commencement of development, details of a Dust Management Plan to include each stage of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.'*

Condition 15 - submitted details:

- Construction Phase H&S Plan - Corner Plot Rochdale
- Appendix F - Site Specific Aspects Register
- CEMP - Corner Plot Rochdale

The submitted Section 7 of the Construction Phase Health & Safety Plan, Appendix F - Site Specific Aspects Register, and the CEMP meet the requirements of condition 15 by outlining the dust control measures during construction. The measures are as follows: using pre-cut materials or dustless alternatives, the fitting of Fit vacuum attachments to tools, using water sprays, cannons, or misting systems, using dust barriers, covering of materials and damp cleaning. We therefore consider that the submitted information meets the requirements of condition 15 to allow for partial discharge so that the condition can be discharged in full.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours faithfully,

Sophie McGeough

Sophie McGeough, Graduate Planner
Plan Red Ltd

E: sophie@planred.co.uk