



Mr Richard Storah
Storah Architecture
46 Halifax Road
Todmorden
OL14 5QG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00082/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3, 5, 6 and 8 on planning permission 19/00041/FUL and submission of details to comply with conditions 3 and 11 on planning permission 19/00042/LBC
Location:	Norwich Mill , Norwich Street, Rochdale, OL11 1LJ

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

Conditions and Reasons:

Conditions relating to planning permission 19/00041/FUL:

- 3 No development shall take place (including any site clearance or preparation works) until a Construction Environment Management Plan (CEMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from construction works;
 - hours for deliveries and construction of the site;
 - measures to control and eradicate any invasive species;
 - measures to control movement of silt from the site to the Special Area of Conservation;
 - measures to ensure that any proposed development or other activity on site will not adversely affect the stability or the adjacent canal and its retaining walls.

The approved CEMP shall be adhered to throughout the demolition and construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP without the prior written permission of the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

Decision: The submitted 'Construction Environment Management Plan (CEMP)' (issue 3, dated 19th February 2024, prepared by PGC Dismantling Ltd, and received by email on 20/02/2024) is accepted. The development shall only be carried out in strict accordance with the measures set out within the approved Construction Environmental Management Plan in order to comply with the requirements of the condition.

- 5 No development shall take place (including any site clearance or preparation works) until the submitted ecological survey (JCA Ltd, Bat Survey & Report, 16.11.2020) is reviewed and, where necessary, amended and updated. The review shall be submitted to and approved in writing by the Local Planning Authority and shall be informed by further ecological surveys which shall be commissioned to:
- i) establish if there have been any changes in the presence and/or absence of bat species; and,
 - ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts, new measures and a timetable for their implementation will be submitted to and agreed by the local planning authority prior to the recommencement of the development.

The development will be carried out in complete accordance with the agreed ecological measures.

Reason: in order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: in recognition of the previously prepared ecology report being out of date and to ensure adequate protection of protected species and other features of ecological value, in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The letter/report subject reference 'Norwich Mill, Rochdale – Ecology Walkover Survey, Inc. Nocturnal Bat Survey' (dated 27th September 2022 and produced by Mr R Bell of Middleton Bell Ecology) is accepted. The development will be carried out in complete accordance with the approved document. If works are delayed by more than 24 months from the date of the last survey, a further update on the survey shall be submitted to and approved in writing by the Local Planning Authority provided.

- 6 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to the works and written confirmation has been provided that no active bird nests are present. Such written confirmation shall subsequently be provided to and agreed in writing by the Local Planning Authority.

Reason: To safeguard nesting birds in accordance with the Wildlife & Countryside Act, in accordance with the general aims of Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The letter/report subject reference 'Norwich Mill, Rochdale – Ecology Walkover Survey, Inc. Nocturnal Bat Survey' (dated 27th September 2022 and produced by Mr R Bell of Middleton Bell Ecology) stated that the 'vegetation and buildings on site, as well as the remnant walls, displayed good potential for use by nesting birds of a variety of species. This situation is unchanged from the 2019 PEA survey.'

If there are trees or shrubs remaining on the site and if works are undertaken to them between 1st March and 31st August, a detailed bird nest survey as per the requirements of the condition will need to be carried out immediately prior to the works being undertaken, and provided to and agreed in writing by the Local Planning Authority.

- 8 No demolition, soft-strip or development works shall take place, with the exception of those works necessary to make the structures on site safe, until an implementation of a programme of archaeological works and Written Scheme of Investigation (WSI) which has been submitted to and agreed by the local planning authority. The programme and WSI shall cover the following:
1. A phased programme and methodology to include:
 - a) a historic building investigation (Historic England Level 3);
 - b) an intra demolition watching brief;
 - c) informed by the above, an archaeological watching brief during any ground-breaking works in the vicinity of the former engine and boiler houses;
 2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results of the site investigations commensurate with their significance.
 5. Provision for archive deposition of the report, finds and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant. GMAAS will monitor the implementation of the archaeological works on behalf of Rochdale Borough Council.

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement: The works to make the site safe, to allow the further investigations required, will be subject to a significant cost and it is considered reasonable that the applicant will only carry out these works with the comfort provided by a conditional planning permission. GMAAS (the relevant consultee) has no objection to this approach.

Decision: The submitted Archaeological Written Scheme of Investigation (dated: June 2022, by Atelier 1882) is approved and satisfies the pre-commencement elements of this condition and as such is partially discharged.

To comply with the condition, all works shall be carried out in accordance with the approved document.

To fully discharge the condition and to comply with latter parts of the condition, all of the required elements of fieldwork must be completed, additionally, further submission of information will be required and must include post-excavation analysis and reporting, the deposition of a project archive and an appropriate level of dissemination, as set out in the Written Scheme of Investigation.

Conditions relating to planning permission 19/00042/LBC:

- 3 Prior to commencement of the works, with the exception of visual inspection works, details shall be submitted to and agreed with the Local Planning Authority, showing the areas of masonry to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Reason: to prevent the loss of further historic fabric during construction and demolition works, in accordance with Core Strategy policy P2 and the National Planning Policy Framework.

Decision: The following document(s)/plan(s) in relation to the matters relating to the condition and to relevant planning regulations are accepted:

Structural Engineers Report by Healey Consulting. Dated: April 2023. Ref: 23220

**Structural Engineers Report by Healey Consulting. Ref: 22581
Demolition Plan. Drawing no: 22-040-105. Rev: A**

Please note, all work undertaken should have regard for all relevant legislation and regulations.

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1. A phased programme and methodology to include:
 - a) a historic building investigation (Historic England Level 3);
 - b) an intra demolition watching brief;
 - c) informed by the above, an archaeological watching brief during any ground-breaking works in the vicinity of the former engine and boiler houses;
 2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
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 5. Provision for archive deposition of the report, finds and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

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To fully discharge the condition and to comply with latter parts of the condition, all of the required elements of fieldwork must be completed, additionally, further submission of information will be required and must include post-excavation analysis and reporting, the deposition of a project archive and an appropriate level of dissemination, as set out in the Written Scheme of Investigation.

Yours faithfully,

Melanie Hale
Head of Planning Services