



Miss Lia Jackson
Rochdale Borough Council
Number one riverside
smith street
Rochdale
OL16 1XU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00656/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (time), 2 (plans) and 3 (CMP) on planning permission 23/01103/FUL
Location:	Brownhill Learning Community , Sutherland Road, Heywood, Rochdale, OL10 3PY

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 three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

This is a condition that requires your compliance.

- 2 This permission relates to the following plans:-

Proposed Location Site Plan - PL-31

Proposed Plan PL-10

Proposed Elevations - PL-11

Roof Plan PL-19

and the development shall be carried out in 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

This is a condition that requires your compliance.

3 No development shall take place (including any site clearance or preparation works) 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 the following:

- 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 erection and maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and;

The approved plan shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved plan.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: The information is required prior to works starting on site, and is to be adhered to throughout the construction period.

Officers Response: The details submitted in, 'Construction Phase Health and Safety Plan' in relation to condition 3 are approved. The development shall be carried out in accordance with the approved plan.

Yours faithfully,

Melanie Hale
Head of Planning Services