



PLANNING AND DEVELOPMENT

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Mr A Senior
Whitebox Architecture Ltd
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WA16 6DW

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00214/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 7 (bin storage), 8 (CMP), 11 (landscaping scheme), 13 (No tree, shrub clearance), 14 (habitat enhancement), 15 (method statement) and 18 (site investigation assessment) of planning permission 22/01223/FUL
Location:	Land To Rear Of 19-47 Kenyon Lane, Middleton

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

Conditions and Reasons:

- 7 Notwithstanding the approved drawings, the development hereby permitted shall not be occupied until details of refuse and recycling storage sufficient for the intended development has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be fully implemented before first occupation and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy T2 of the Core Strategy, JP-C8 of PfE and the NPPF.

Officer Response: Drawing No: 003 Rev C - Proposed Bin Locations, received by the Local Planning Authority on 20th May 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 8 No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include details of the following:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;

- iv) the erection and maintenance of security hoarding;
- v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction;
- vii) noise and vibration, mud and dust suppression;
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- ix) wheel washing facilities; and
- x) any external lighting of the site.

The development shall be carried out in complete accordance with the approved CMP.

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, T2, G7, G8 and G9 of the 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 prior to commencement of any building or engineering works on site.

Officer Response: The Construction Management Plan by Grant Jones, First issue date: 10/2/25, received by the Local Planning Authority on 30th April 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 11 No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment in accordance with Policy G6 of the Rochdale Core Strategy and JP-G6 of PfE.

Reason for pre-commencement condition: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment.

Officer Response: Drawing No: 004 - Proposed Site Finishes, received by the Local Planning Authority on 4th March 2025 and Drawing No: 169-DAC-PL-001 Rev P1 - Detailed Planting Plan, received by the Local Planning Authority on 20th May 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 13 No tree, shrub or brash clearance shall occur or renovation of the buildings 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 works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the LPA.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Policy G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: This condition does not need discharging.

- 14 No development shall commence on site (including demolition or preparatory works) until, details of a habitat enhancement scheme have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide, but not limited to, bird boxes (house sparrow hotel, swift boxes, standard bird boxes on trees), insect boxes, bat boxes/bricks, holes in fencing for hedgehogs and wildlife friendly planting). The scheme shall also include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with the NPPF, Policy G7 of the Rochdale Core Strategy and JP-G8 of PfE.

Reason for pre-commencement condition: As insufficient information has been provided and to ensure adequate habitat enhancement can be provided prior to construction.

Officer Response: Drawing No: 002 Rev A - Proposed Habitat Locations, received by the Local Planning Authority on 6th May 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 15 No development shall commence, including any earthworks, vegetation clearance or demolition until, a method statement detailing eradication or avoidance measures for rhododendron, monbretia and Japanese knotweed has been submitted to, and approved in writing by, the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of PfE and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Officer Response: The Risk Assessment & Method Statement by 4 Seasons Lawn and Garden, Dated Feb 2025, Version 1, received by the Local Planning Authority on 19th March 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 18 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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)

The development shall thereafter be carried out in accordance with the approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: The Contaminated Land Assessment by Zig Zag Environmental, Date: February 2025, Report No: ZZ24035-2 Rev A, Status: Final, received by the Local Planning Authority on 4th March 2025 and email from the applicant dated 9th April 2025, have been reviewed and is considered acceptable. However, to fully discharge the condition, following completion of measures identified in the Remediation Scheme, a validation report needs to be submitted to, and approved in writing by, the local planning authority. This condition cannot therefore be discharged at the present time.

Yours faithfully,

pp. C. Ringwood

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