

8 October 2022

Ryan Grant
Principal Planning Officer
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street
ROCHDALE
OL16 1XU

Dear Ryan

Application to discharge Conditions C6 (remediation strategy) and C11 (Metrolink working update to Construction Management Plan) to permission 22/00336/FUL

On behalf of Willmott Dixon I am submitting the following documents for discharge against conditions 6 and 11 of permission 22/00336/FUL. The documents submitted are:

- Construction Management Plan, Rev B, October 2022, prepared by Willmott Dixon
- Remediation Strategy and Implementation Plan, 14251-FPE0422NRF, September 2022, prepared by Booth King

The CMP is an update on the previous Revision A submitted in early September to discharge condition 9, your application reference 22/01208/DOC. The update is for the inclusion of specific working practice adjacent to Metrolink assets as required under condition 11.

Condition 6 requires:

No development, except for erection of site hoarding and site compounds and the breaking of ground for purposes of archaeological investigation, shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application to assess the nature and extent of any contamination on the site, whether or not it originates on the site, has been submitted to and approved in writing by the Local Planning Authority. 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:

- human health,
- property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes.
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii. Where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. A Verification

Report will be submitted demonstrating the completion of works set out in the approved remediation strategy.

The development shall thereafter be completed in full accordance with the approved recommendations.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unexpected contamination shall be dealt with and this shall be approved in writing by the Local planning authority and shall be carried out as approved.

Reason: To prevent pollution of the environment and protect underlying aquifers and to ensure the safe development of the site in the interests of the amenities of future occupants and any users of the land in accordance with Core Strategy Policy G9 and provision of the National Planning Policy Framework.

Reason for pre-commencement condition: The proposed development of the previously developed urban land could result in the release of contamination; to ensure contamination is appropriately identified and treated before groundworks commence on the site for the protection of controlled waters, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of satisfactory development and the interests of the amenities of future occupiers.

The Booth King report addresses parts (i) to (iii) and the first part of (iv) in setting out findings, assessment, identification of risks and remediation strategy plan. The second part of (iv) to submit a Verification Report will follow on after the completion of the remediation works. Therefore we are seeking compliance with Condition 6 at this stage and will submit again the Verification Report for full discharge of the condition – or this may be picked-up through a condition applied to the detailed masterplan application.

Condition 11 requires:

No development shall take place within 20 metres of the Metrolink Hazard Zone until a Construction Management Plan (Metrolink Working) to include detailed method statements of construction and risk assessments relevant to safe methods of working adjacent to the Metrolink Hazard Zone, has been submitted to and approved in writing by the Local Planning Authority. The CMP (Metrolink Working) shall include:

- 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.*
- construction methods to be used; including the use of cranes (which must not oversail the tramway);*
- the erection and maintenance of security hoarding,*
- 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*
- Confirmation that there are no Electro Magnetic Compatibility impacts from the proposed enabling works development. The developer shall be responsible for any Electro Magnetic Compatibility protection measures that are found to be required as a result of the enabling works development.*

The Construction Management Plan (Metrolink Working) shall be implemented upon commencement and adhered to at all times during the development.

Reason: To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system.

The updated Revision B of the Construction Management Plan includes at page 5 details of ‘Working Alongside the Metrolink’ and appends the relevant standing advice of TfGM in Appendix 2.

If there is any issue please call me or John.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Purser', with a long horizontal stroke extending from the end.

Richard Purser, Director
Plan Red Ltd

M: 07938 063301

E: richard@planred.co.uk