

R&R Planning Consultants

23rd May 2023

Rochdale BC

Number One Riverside

Smith Street

Rochdale

OL16 1XU

Dear Sir or Madam

SLADEN MILL– DISCHARGE OF CONDITIONS (5,7,10,11,16 & 17) PURSUANT TO PLANNING PERMISSION 15/01235/OUT

On behalf of the Mere Development Group, R&R Planning Consultants are instructed to submit an application for approval of details reserved by conditions 5,7,10,11,16 and 17 pursuant to planning permission 15/01235/OUT granted on 28 June 2018. It is worth noting that the reserved matters application pursuant to outline permission 15/01235/OUT was approved on 30 March 2023.

Following the approval of conditions 5,7,10,11,16 and 17 the applicant will, without delay, commence the development which will deliver high quality, executive homes that align with the priorities set forth in the Core Strategy and Housing Strategy.

Condition 5 states:

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

The submitted report shall include: i) a survey of the extent, scale and nature of contamination ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, groundwaters, water courses to include Greenvale Brook and the canal drain which runs parallel with the eastern boundary of the site, 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) to form a remediation strategy for the site.

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

Submitted in support of this condition is the following document:

- GEO-ENVIRONMENTAL AUDIT which includes a PHASE 2 Site Investigation & Risk Assessment and a PHASE 3 Remediation Statement by TJ Booth Associates.

Condition 7 states:

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction. (viii) measures to protect the adjacent water bodies during the demolition and construction phases. (ix) details of the locations of any temporary lighting.

The duly approved CMS shall be adhered to throughout the construction period.

Submitted in support of this condition are the following documents:

- Construction Environmental Management Plan by the Mere Development Group.
- CEMP Appendix drawing, prepared by Nicol Thomas.

Conditions 10 states:

No development shall take place until a detailed method statement for the removal or long-term management/eradication of Japanese Knotweed and Rhododendron has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement. The method statement shall include measures to prevent the spread of Japanese Knotweed and Rhododendron during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981.

Submitted in support of this condition is the following document:

- Method Statement for the control on non-invasive weed species prepared by Penny Bennett.

Condition 11 states:

No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

Submitted in support of this condition is the following document:

- Archaeological Record & Written Scheme of Investigation by TJ Booth Associates.
- Archaeological Site Investigation Plan by TJ Booth Associates.
- Site Investigation Plan by TJ Booth Associates.

Condition 16 states:

No development shall take place until a method statement detailing all proposed earthmoving, and construction works (including the design and means of construction of foundations) has first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved method statement.

Submitted in support of this condition is the following document:

- Foundation & Earthworks Strategy by TJ Booth Associates.

- Existing site plan showing proposed earthworks and retaining structures by TJ Booth Associates.

Condition 17 states:

No development shall take place until a Method Statement and Mitigation Strategy as detailed within the submitted bat survey by The Tyler Partnership and dated 27th May 2015 has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the Method Statement and Mitigation Strategy.

The DOC application contains a Method Statement and Mitigation Strategy (prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM) to address the bat interest of the site and secure a strategy to provide protection and enhancement of the site for this fauna in accordance with the condition.

I look forward to receiving confirmation of the registration of the discharge of conditions application.

Should you require any further information, or if you would like to discuss any aspect in greater detail, please do not hesitate to contact me.

Yours sincerely,

Paul Ambrose

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