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10th April 2024

LF – 23/214
BY EMAIL

To whom it may concern,

**LAND ADJACENT TO THE HEYWOOD SPORTS VILLAGE, WEST STARKEY ST, HEYWOOD
OL10 4TW**

PLANNING APPLICATION REF. 23/00852/PSID - DISCHARGE OF PLANNING CONDITIONS

I write on behalf of my client, Tilbury Douglas Construction Ltd, to submit an application to discharge a number of pre-commencement conditions attached to permission ref. 23/00852/PSID.

I set out below a summary table of the conditions and a summary of the documents that have been submitted to the local authority for review.

Pre-Commencement Conditions	
Condition	Information submitted
Condition 5. Scheme of intrusive site investigation regarding coal mining <i>(a) No development shall commence until:</i> <i>- A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity</i> <i>- Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.</i> <i>- Confirmation of the details of any required remediation works and/or mitigation measures (or lack thereof if not required) to address land stability shall be submitted to the Local Planning Authority. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.</i>	The Applicant submits a report prepared by Hydrock, dated 25th January 2023. The report is named ‘19522-HYD-XX-XX-RP-GE-0002-S2-P04 BORE HOLE FOR ATTENTION DFE’. The report provides the results of an intrusive Phase II Site Investigation. Chapter 6 concerns coal mining activity and at paragraph 6.3, the report states: <i>On the basis that coal (intact or worked) was not encountered in RO01, the site does not appear to have been subject to historical shallow coal workings (i.e., less than</i>

<i>(b) Prior to occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been, made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing.</i> <i>This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.</i>	<i>30m depth below the ground surface).</i> <i>As such no further consideration is required to coal mining risk for the proposed development.</i> <i>As no further site investigation or remedial work is required regarding coal mining, we consider that the condition can be fully discharged.</i>
Condition 6. Detailed remediation scheme <i>(a) No development shall take place unless a detailed remediation scheme to bring the site to a condition suitable for the intended use through removal of unacceptable risk to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority.</i> <i>(b) Prior to occupation of the development hereby approved, the approved remediation scheme shall be fully implemented including finishing the recommended investigation and gas monitoring, as set out in Section 9 of the approved 'Ground Investigation' Report. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority.</i> <i>(c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme, a validation report shall be prepared and submitted to the Local Planning Authority for Approval.</i>	Please refer to report reference P-1098R_c. This is a report prepared by SoilSafe, entitled 'A remediation strategy report for the proposed SEND School, Rochdale'. The report is dated 28th March 2024.
Condition 7. CEMP <i>No development shall take place until such time that a Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) is submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following as a minimum:</i> <i>- Details of cumulative traffic impact and associated traffic management plan</i> <i>- Details of the management of abnormal loads and measures to protect the highway and other road users</i> <i>- Details of the arrangements for vehicles of site operatives and visitors (within the site and surrounding area)</i>	Please refer to the CEMP Methodology document provided by Tilbury Douglas, dated 15th March 2024 Version 02.

- Management of deliveries to site, including how it is intended to mitigate against HGVs arriving when the site is closed, and the impact of HGVs arriving on site later than planned (e.g. as a result of delays on the road network) - The loading and unloading of plant and materials (within the site), including times of access and egress - The storage of plant and materials used in construction of the development - The erection and maintenance of security hoardings - Wheel washing facilities, including measures for keeping the highway and surrounding public rights of way clean and clear of debris - Measures to control the emission of dust and dirt during construction - Measures to prevent disturbance to adjacent properties from noise and vibration, including piling - A scheme for recycling/disposing of waste resulting from any demolition and/or land clearance activities (prohibiting fires or burning on site) - Method statement(s) and details in relation to any excavation required of Public Rights of Way (PROWs) or adopted highways in order to lay any required assets or equipment relating to the development. - Contact details of site manager to be advertised at the site in case of issues arising	
Condition 8. Drainage Strategy <i>(a) No development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</i> <i>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation should include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365</i> <i>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s.</i> <i>(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD</i> <i>(iv) Drainage plans to demonstrate that a restricted surface water flow rate to public sewer is 5 l/s.</i>	Please refer to the Flood Risk Assessment & Drainage Strategy Report, dated 21st March 2024, prepared by AJP. The report is named 'FS0911-AJP-ZZ-XX-T-C-3000-P03 - FRA & DRAINAGE STRATEGY REPORT'.

(v) A plan that is based upon below ground drainage outline drainage strategy reference FS0911 AJP ZZ 00 D C – 1000/P02 dated 10/08/23 by AJP Consulting Engineers (vi) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable (vii) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage. (b) Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.	
9. Piling Risk Assessment No piling or any other foundation designs using penetrative methods shall take place unless a scheme for such works, that demonstrate that there is no resultant unacceptable risk to groundwater or land stability, has first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.	Please refer to the document prepared by SoilSafe entitled Foundation Works Risk Assessment.

a. Condition 16

At this time, we would like to draw the Council's attention to condition 16, which requires discharging within 6 months of commencement of above ground works.

Within 6 months of the commencement of above ground works a scheme for compensatory pitch improvements, relating to pitches at Sutherland Road and/or Heywood Sports Villages, will be submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until a timetable for delivering the compensatory pitch improvements has been submitted to and approved in writing by the Local Planning Authority. The compensatory pitch improvements shall therefore be implemented in accordance with the approved scheme and timetable.

It was agreed during the course of the determination of the planning application that the local authority would be the body responsible for discharging this condition, as it is the Council's prerogative to determine exactly what compensatory pitch improvements are made to Sutherland Road and/or Heywood Sports Village. This matter is set out in the planning committee report; at paragraph 22 the report states: *'as set out previously, it is the Council's intention to invest £95,000 into playing fields at Heywood Sports Village and/or Sutherland Road, Heywood. The monies would be used to improve the relevant play pitches'*.

As the Applicant is relying upon the Council to submit the application to discharge condition 16, we would be grateful for an update on the progress of this matter.

b. Application Package

The following documents have been submitted in support of this application to discharge conditions:

- Hydrock Report, entitled '19522-HYD-XX-XX-RP-GE-0002-S2-P04 BORE HOLE FOR ATTENTION DFE'.
- Flood Risk Assessment & Drainage Strategy Report, entitled 'FS0911-AJP-ZZ-XX-T-C-3000-P03 - FRA & DRAINAGE STRATEGY REPORT'.
- CEMP, entitled 'CEMP Methodology Rochdale SEND 15th March 2024 Version 02'.
- Remediation Strategy Report, entitled 'P-1098R_c'.
- Foundation Works Risk Assessment, entitled 'P-1098FWRA_b'.

c. Summary

We trust that the enclosed documentation is helpful in providing the information required to discharge the conditions attached to permission ref. 23/00852/PSID. Should you require any further information please don't hesitate to contact me via mobile phone or email.

Yours sincerely,

Lucy Furber
SENIOR PLANNER