ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 16/01399/HYBR

Name and address for correspondence:	Applicant name:
Mr Philip Grant HOW Planning 40 Peter Street Manchester M2 5GP	Russell Homes (UK) Ltd

Part I - Particulars of Application

Date of Application: 22 November 2016

Proposal:	**Part full/part outline planning application for the development of land at South Heywood,including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed-use development comprising supporting residential uses comprising up to 1000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m2 Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m2 GIA which includes no more than 499m2 of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto. (Application accompanied by an Environmental Statement)**
Location:	**Land Bound By Manchester Road, Hareshill Road And Pilsworth Road , West Of Junction 19 Of The M62, Rochdale, ,**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **Granted subject to conditions** for the carrying out of the development referred to in Part I above subject to Schedules 1 and 2.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

SCHEDULE 1 – CONDITIONS RELATING TO THE FULL PLANNING PERMISSION

THE CONSTRUCTION OF A NEW LINK ROAD BETWEEN JUNCTION 19 OF THE M62 AND PILSWORTH ROAD, THE WIDENING OF PART OF PILSWORTH ROAD, TOGETHER WITH ASSOCIATED JUNCTION IMPROVEMENTS, LANDSCAPING, LIGHTING AND OTHER WORKS INCLUDING THE IMPORTATION OF MATERIAL AND ENGINEERING WORKS IN ORDER TO CONSTRUCT THE LINK ROAD.

1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

A0/2001345/100/001 Rev A (General Arrangement)
A0/2001345/100/002 Rev A (General Arrangement Sheets 1 of 6)
A0/2001345/100/002 Rev A (General Arrangement Sheet 2 of 6)
A0/2001345/100/002 (General Arrangement Sheet 3 of 6)
A0/2001345/100/002 (General Arrangement Sheet 3a of 6)
A0/2001345/100/002 (General Arrangement Sheet 4 of 6)
A0/2001345/100/002 (General Arrangement Sheet 5 of 6)
A0/2001345/100/002 (General Arrangement Sheet 6 of 6)

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 policies in the Adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 No development shall take place until a scheme of detailed engineering drawings of the link road, new and amended junctions and other highway works, together with a Stage 2 Road Safety Audit, Designer's Response / Exemption Report and Traffic Signal information for the works has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include:

(i) A general arrangement / layout, based on a topographical survey and to a scale not less than 1:200, showing the existing and proposed
carriageways, pedestrian and cycle facilities/routes, refuges / islands, visibility splays and laybys;
(ii) Specification details for each type of carriageway, footway, cycleway, verge and footpath;
(iii) Full details of the surface water drainage proposals (including hydraulic modelling);
(iv) Details of all proposed street lighting, signage (including VMS), CCTV, markings, structures, crossing points, vehicle restraint systems, width restrictions and street furniture.
(v) Details of proposed traffic signal-controlled junctions and controlled crossings;
(vi) Details of proposed parking and loading restrictions and other traffic orders
(vii) Details all structures and earthworks (including details of pedestrian guardrails)
(viii) Details of replacement / amended bus facilities (including details of shelters)
(ix) Details of all highway landscaping

The detailed layout shall be based on the drawings submitted in support of the application, and modified, as required to take into account the comments of the Stage 2 Road Safety Audit.

No part of the link road hereby approved shall be brought into use until the highway works listed above have been constructed in accordance with the approved scheme.

Reason: In the interests of highway safety and design, in accordance with policies DM1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a new highway.

4 No development shall take place until full design and construction details, including all geotechnical and structural design requirements, of the required improvements to the J19 M62 Scheme, have been submitted to and approved by the local planning authority, in consultation with the Secretary of State for Transport, and shown in outline Drawing number A0/2001345/100/001 Rev A, dated 19 January 2017, prepared by Rochdale Council. The details to be submitted shall include:

- How the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations,
- Widening of the A6046 Middleton Road south approach to the junction to accommodate a two-lane flared approach,
- Full signing and lighting details,
- Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards),
- An independent Stage Two Road Safety Audit (taking account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes.

No development shall be brought into its intended use, until the highway improvements have been constructed in accordance with the approved scheme.

Reason: To ensure that the trunk road network continues to fulfil its purpose as a national system of routes for through traffic, maintaining the safety of traffic on the road in accordance with Section 10 (2) of the Highways Act 1980 and policies DM1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a new highway.

5 No development shall take place until a drainage design for the link road, including a drainage design of any culvert and stream crossings of the Link Road (in accordance with Design Manual for Roads & Bridges Vol 4 Section 2 Part 7 - Design of Outfall and Culvert Details) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:- details of the Filter Drains, including the connecting network and outfalls as well as attenuation storage and outlet flow controls and or other methods to meet greenfield runoff rates and timescales for implementation. It should also ensure that no surface water, highway drainage or land drainage shall discharge directly or indirectly into the existing public sewerage systems and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be implemented in accordance with the approved details and timescales.

Reason: In the interests of highways safety, in accordance with policies DM1, P3 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

6 No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of public health, to ensure protection of public water supply and in order to allow sufficient access for maintenance and repair work at all times, and as required by United Utilities.

Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

7 No development shall take place until the implementation of a programme of archaeological works has been secured. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

a). A phased programme and methodology of investigation and recording to include:

- a historic building survey
- archaeological evaluation
- informed by the above, more detailed targeted excavation (subject of a new WSI)

b). A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

c). Dissemination of the results commensurate with their significance.

d). Provision for archive deposition of the report and records of the site investigation.

e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

8 No development, other than works required to discharge this condition, shall commence until intrusive site investigation works have been undertaken and the findings of those investigative works have been submitted to and approved in writing by the local planning authority. In the event that the site investigations confirm the need for remedial works to ensure the safety and stability of the proposed development, no development shall commence until the full details of those remedial works have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out only in accordance with the approved details.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

9 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
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 and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

ii) 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 building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

10 No development shall take place (including any site clearance works) until a Construction Method Statement (CMS), which shall include the following has been submitted to, and approved in writing by the Local Planning Authority:

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 including decorative displays and facilities for public viewing, where appropriate;
v) wheel washing facilities;
vi) measures to control the emission of dust and dirt during construction;
vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
viii) details of noise reduction measures;
ix) measures for the protection of the natural environment from accidental spillages, dust and debris;
x) hours of construction, including deliveries; and
xi) measures for protection of the existing water mains and sewers within the site.
xii) Details of post construction restoration of public rights of way.

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

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, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

11 No development shall take place, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following has been submitted to, and approved in writing by the Local Planning Authority:

- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

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

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, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

12 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) to include the following has been submitted to, and approved in writing by the Local Planning Authority:

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

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

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

13 No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within the site, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the natural environment prior to commencement of any works taking place.

14 No site clearance, preparatory work or development shall take place until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

15 Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following the development hereby permitted being brought into use, whichever is the sooner.
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by

trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details which will enhance a key development site.

16 No development shall take place until details of the finished site levels of the proposed highway and associated landscaping in relation to existing ground levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

17 No development shall take place until a scheme of noise mitigation measures for existing neighbouring residential properties has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, appearance, height and siting of the acoustic fencing set out in pages 59-60 of Chapter 15 of the Environmental Statement. All works which form part of the approved scheme shall be completed before the commencement of development and retained thereafter.

Reason: To safeguard the living conditions of existing residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

18 No drainage system for the infiltration of surface water drainage into the ground where contamination has been identified is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

19 No external lighting shall be installed along the link road or anywhere else on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, size, design of luminaires and fittings, the type and power output of light sources with illumination levels, the location and design of any associated equipment. The lighting design for the site should be designed to minimise impacts on bats, which are known to be present on the site. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

20 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for

the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

SCHEDULE 2 – CONDITIONS RELATING TO THE OUTLINE PLANNING PERMISSION

MAJOR MIXED-USE DEVELOPMENT COMPRISING SUPPORTING RESIDENTIAL USES COMPRISING UP TO 1000 DWELLINGS (CLASS C3); EMPLOYMENT USES (CLASSES B2/B8) COMPRISING UP TO 135,460M2 GROSS INTERNAL AREA (GIA); A NEW PRIMARY SCHOOL(CLASS D1); CLASS A1/A2/A3/A5 USES COMPRISING UP TO 2500M2 GIA WHICH INCLUDES NO MORE THAN 499M2 OF A1 USES; TOGETHER WITH ASSOCIATED LANDSCAPING, OPEN SPACE AND SPORTS PITCHES, DRAINAGE, ECOLOGICAL ENHANCEMENTS, CYCLEWAY AND FOOTPATH LINKAGES, INFRASTRUCTURE AND OTHER WORKS ANCILLARY THERETO (ALL MATTERS RESERVED FOR FUTURE CONSIDERATION EXCEPT ACCESS).

1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") in any phase shall be submitted to and approved in writing by the local planning authority before any development in that phase begins and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2 Application for approval of the first reserved matters shall be made to the local planning authority not later than three years from the date of this permission, and application for approval of all remaining reserved matters shall be made within sixteen years from the date of this permission.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 for those parts of the application submitted for outline permission only, and that the time period reflects the separated, phased development programme.

3 The development hereby permitted shall begin not later than two years from the date of approval of the first of the reserved matters to be approved, and development of any subsequent phase shall begin not later than two years from the date of approval of the reserved matters for that phase.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 for those parts of the application submitted for outline permission only, and that the time period reflects the separated, phased development programme.

4 The number of dwellings to be constructed on the site shall not exceed 1000.

Reason: To define the quantum of residential development, restricting it to ensure that it constitutes enabling development and accords with the Environmental Statement.

5 The development hereby permitted shall provide no more than 2,500m² of floorspace for uses within Use Classes A1, A2, A3 and A5 of the Town and Country Planning (Use Classes) Order (as amended).

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The development hereby permitted shall provide no more than 1250 m² of floorspace (GIA) for use within Use Class A1 of the Town and Country Planning (Use Classes) Order (as amended) of which any convenience goods food store shall not exceed 500m² of floor space (GIA).

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

7 The development hereby permitted shall provide no more than 250m² of floor space within the development to be permitted for individual units falling within Use Classes A2,

A3 and A5 of the Town and Country Planning (Use Classes) Order (as amended

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 The development hereby permitted shall provide no more than 500m² of floorspace (GIA) for use within Use Class A5 of the Town and Country Planning (Use Classes) order (as amended).

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 Notwithstanding the provisions of the Town and Country Planning Use (Classes) order as amended the change of use of the remaining 1250m² of floorspace (GIA) for use within Use Classes A2, A3 and A5 of the Town and Country Planning (Use Classes) order (as amended) to Use Class A1 shall not be permitted.

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 The development hereby permitted shall provide no more than 94,819m² of floorspace (GIA) for use within Use Class B8 of the Town and Country Planning (Use Classes) order (as amended) and no more than 40,637 m² of floorspace (GIA) for use within Use Class B2 of the Town and Country Planning (Use Classes) order (as amended).

Reason: In the interests of the safe operation of the highway network and in compliance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 The development and all reserved matters applications shall accord with the following approved plans and parameters:

Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N
Illustrative Masterplan Drawing No 4846_SP(9)30/13

Reason: For the avoidance of any doubt and to ensure that the development is carried out in accordance with the approved parameters and specifications.

12 Prior to the submission of any reserved matters application, a phase related Design Code Framework for the whole of the development shall be submitted to and approved in writing by the local planning authority. The submitted Design Code shall accord with the submitted Addendum to Design and Access Statement, reference Document: 4846 GRA South Heywood DAS Addendum, dated August 2017 and shall include the following details for each phase:

a) a full and detailed design analysis of the surrounding built form and its key characteristics;
b) a design approach which reflects and builds on these identified characteristics;
c) approximate housing numbers, mix and density, identifying development blocks with an indication of building heights;
d) the location of landmark buildings and key frontages;
e) the approximate location, number and mix of affordable housing units;
f) off-street parking arrangements;
g) landscape treatments;
h) areas of public open space, totalling 13.5 ha in area, indicating their function, facilities to be provided and their location;
i) access and circulation including footpaths and cycleways.

Each application for approval reserved matters shall be accompanied by a Design Code Statement outlining how the development of that phase accords with the Design Code Framework for the whole of the development site.

Reason: To ensure a high quality comprehensive design and the proper planning of the area.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot appropriate to a development of this significance.

13 Prior to the submission of any reserved matters application a detailed Phasing Plan and Programme for the development shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N and the approved Design Code framework. The development shall then be constructed in accordance with the approved Phasing Plan and Programme.

Reason: To ensure satisfactory comprehensive development and proper planning of the area.

Reason for pre-commencement condition. The programming of the development must be agreed before development commences.

14 The submission of any reserved matters application shall include plans showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Setting of finished floor levels is an early activity in the construction process and it is in the interest of all stakeholders to ensure that levels are appropriately set and agreed before development commences on site.

15 No development shall take place in any phase of development 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:
- 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) 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 building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe

development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

16 No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase:

i) The submission of a scheme of intrusive site investigations for the mine entry for approval;
ii) The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;
iii) A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations.

In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application:

i) The submission of a report of findings arising from both of the intrusive site investigations;
ii) The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone;
iii) The submission of a scheme of treatment for the mine entry on site for approval
iv) The submission of a scheme of remedial works for the shallow coal workings for approval;

The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

17 No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

a). A phased programme and methodology of investigation and recording to include:

- a historic building survey
- archaeological evaluation
- informed by the above, more detailed targeted excavation (subject of a new WSI)

b). A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

c). Dissemination of the results commensurate with their significance.

d). Provision for archive deposition of the report and records of the site investigation.

e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

18 The submission of any reserved matters application should be accompanied by an updated Drainage Strategy for foul and surface water based on sustainable drainage principles. The strategy shall be in accordance with the principles established in Chapter 12 Drainage and Flood Risk of the submitted Environmental Statement and Appendix 12.1 Flood Risk Assessment and Surface Water Management Strategy of the submitted Environmental Statement. The updated Foul and Surface Water Drainage Strategy shall include the following details as a minimum:

a. the proposed foul connection points to the existing public sewerage infrastructure for the entire site;

b. no surface water, highway drainage or land drainage shall discharge directly or indirectly into the existing public sewerage systems;

c. any drainage infrastructure connections (foul and surface water) including the volume of flows between the different phases / development parcels of the development defined by Condition 13.

d. details and timing for the abandonment and disconnection of existing foul and surface water drainage arrangements from the buildings to be demolished; and

e. identify any parts of the site where pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations throughout the site.

The Foul and Surface Water Drainage Strategy shall also include an assessment of the site conditions and the potential for an infiltration solution for that phase in accordance with paragraph 12.88 of the submitted Environmental Statement. Where infiltration is identified as feasible by the site investigations, an infiltration scheme shall be implemented.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

19 No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has be submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted

and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

20 No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted.

The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

21 No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following:

i) the amount of construction vehicles movements and vehicular routes
ii) construction delivery hours
iii) the parking of vehicles of site operatives and visitors;
iv) loading and unloading of plant and materials;
v) storage of plant and materials used in constructing the development;
vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
vii) wheel washing facilities;
viii) measures to control the emission of dust and dirt during construction;
ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
x) details of noise reduction measures
xi) measures for the protection of the natural environment from accidental spillages, dust and debris;
xii) hours of construction, including deliveries; and
xiii) measures for protection of the existing water mains and sewers within the site.
xiv) Details of post construction restoration of public rights of way.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

22 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:

- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.

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, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

23 No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

i) Identification of "biodiversity protection zones".
ii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
iii) The location and timing of sensitive works to avoid harm to biodiversity features.
iv) The times during construction when specialist ecologists may need to be present on site to oversee works.

v) Responsible persons and lines of communication.
vi) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

24 No development shall take place on any phase of development until a scheme of noise mitigation measures has been submitted to and approved in writing by the Local Planning Authority, demonstrating that all residential units within that particular phase of development shall achieve the following internal and external noise levels:

- 35 dB(A) Leq (16 hour) in the bedrooms between the daytime hours 7 am and 11pm to protect daytime resting;
- 30 dB(A) Leq (8 hour) in the bedrooms between the night-time hours of 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s between the daytime hours of 7 am and 11pm;
- 40 dB(A) Leq (16 hour) in any dining rooms during daytime hours;
- Noise in external amenity areas shall aim to achieve the guideline values given in BS8233:2014 and ProPG or the lowest practicable levels in accordance with BS8233:2014 and ProPG; to a maximum of 58 dB(A);
- Maximum instantaneous sound levels should not exceed 45 dB(A) Lmax,fast measured in bedrooms more than 10 times per night;and
- Any sound associated with existing and/or proposed industrial/commercial premises shall not result in the predicted Rating Level exceeding the existing typical Background Sound Level at the closest existing or proposed receptors (LA,r = LA90).

All works which form part of the approved scheme shall be completed before the residential units within that phase are occupied and retained thereafter.

Reason: To safeguard the living conditions of future residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

25 No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCM) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.

a) Description and evaluation of features to be created and/or managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organization responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

26 No development shall take place on any phase of development, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within that particular phase, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

27 No development shall take place on any phase of development until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site relating to that particular phase of development has been submitted to and approved by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

28 No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, and as required by United Utilities.

Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

29 No development shall take place in any phase which includes the proposed playing fields until:

a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure the provision of an adequate quality playing field and improved sports facilities in accordance with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will provide adequate facilities for the proposed development

30 No development shall take place on any phase of development that is to be accessed off Manchester Road until the details of the associated highway access scheme for that particular phase have been submitted to and approved in writing by the Local Planning Authority. No buildings in that phase of development shall be occupied until the associated access junction has been constructed in accordance with the approved details.

Reason: To ensure the safety of highway users in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

31 Notwithstanding the access junction arrangements hereby approved, any submitted reserved matters application that contains over 200 residential units or includes the primary access to the proposed school or local centre, shall be accompanied by details of updated capacity testing of the access arrangements. No development shall take place on that phase of development until these details are approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure highway safety, and to limit the effects of the increase in travel movements in accordance with Policy DM1, and T1 and T2 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

32 No development shall take place in the phase of the development that will include the 151st residential unit until the details of a junction improvement scheme at the Pilsworth Road/Moss Hall Lane East junction has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in

accordance with the approved junction improvement scheme before the occupation of the 151st residential unit.

Reason: To ensure highway safety and to limit the effects of the increase in travel movements in accordance with Policy DM1, and T1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

33 The submission of any reserved matters application should be accompanied by subsidiary Full Travel Plan(s) (FTP) for each phase of development. The FTP must be submitted to and approved in writing by the Local Planning Authority, and shall be implemented and reviewed in accordance with the timetable set out in the Framework Travel Plan. The FTP shall then be implemented as approved.

Reason: To provide for sustainable travel and to limit the effects of the increase in travel movements in accordance will Policies T1 and T2 of Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

34 No development shall take place within any phase of development until details of all external lighting relevant to that phase has been submitted to and approved in writing by the local planning authority. The lighting shall be installed, operated and maintained in accordance with the approved details.

Reason: In the interests of amenity and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for road users and future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

35 The submission of any reserved matters application, where layout is to be considered, should be accompanied by a full Crime Impact Statement, which appraises the design and layout of the developed proposals for each phase or part phase. Each full Crime Impact Statement shall incorporate the recommendations contained within section 3.3 and section 4 of the appendices, of the submitted Crime Impact Statement dated (31/08/2017 - URN:2017/0359/CIS/01). The development shall thereafter be constructed in accordance with the approved details.

Reason: For the avoidance of doubt and in the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

36 No drainage system for the infiltration of surface water drainage into the ground where contamination has been identified is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

37 Other than for the 30 dwelling units shown on plot A and 30 dwelling units shown on plot B of the submitted plan SP(90)58E (at a housing density not exceeding 40 dwelling units per hectare) No dwellings shall be located within the middle zone of the high pressure gas pipeline unless a scheme to reduce the risks from the pipeline has been submitted to and approved in writing by the Local Planning Authority in consultation with HSE and Cadent Gas Ltd. Subsequently the development shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure health and safety and the protection of the public in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

38 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

39 The playing field hereby permitted shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure the provision of improved sports facilities in accordance with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

40 Prior to first use of the playing pitches and ancillary facilities a community use scheme has been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme shall apply to all pitches, changing rooms and car parking and shall include details of pricing policy, hours of use, access by non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To ensure community access to the sports facilities hereby approved in accordance with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

41 The development shall be carried out in accordance with the Framework of actions' in Chapter 7 of the Employment and Training Statement dated August 2017 and prepared by Russell Homes, which aims to promote training and employment opportunities during the construction phase for local people

Reason: In the interests of promoting economic and training opportunities in accordance with Core Strategy Policy E3 and the National Planning Policy Framework.

42 All buildings approved in any reserved matters application for use within Use Class B8 and B2 of the Town and Country Planning (Use Classes) order (as amended) shall achieve Excellent rating under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The building/s shall not be brought into use until a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of Excellent has been achieved by the development and a copy of the Certificate has been provided to the local planning authority.

Where the BREEAM requirement is not achieved, a scheme to offset the development's impact on the global environment shall have been submitted to and approved in writing by the Local Planning Authority before any building/s or that part of the building/s under construction is first occupied. The approved scheme shall thereafter be fully implemented before the relevant building is occupied.

Reason: to support sustainable development objectives in accordance with Core Strategy Policy G9, and the National Planning Policy Framework.

Procedure Statement:

This application is accompanied by an Environmental Statement (ES) prepared under the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. In accordance with Regulations 26, 29 and 30 of the EIA Regulations 2017 a statement containing details of the reasoned conclusion of the significant effects of the proposed development on the environment has been prepared and placed on the planning register. This refers to the planning committee report which concludes that any moderate or very limited harm to the environment is clearly outweighed by the benefits associated with the proposed development.

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process. The development did not accord with the development plan however very special circumstances were demonstrated to outweigh the harm that would arise. Amendments were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 31 March 2020



.....
Signed on behalf of the Council

IMPORTANT
PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:
The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:
The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins

and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.