

Our Ref: HM/JB/04C201474
Your Ref: PP-14201793

29th July 2025

Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Submitted via Planning Portal: PP-14201793

Dear Sir/Madam,

APPLICATION FOR DISCHARGE OF CONDITIONS 3 (CONSTRUCTION MANAGEMENT PLAN), 4 (SITE INVESTIGATIONS), 5 (SURFACE AND FOUL WATER DRAINAGE SCHEME), 6 (FINISHED FLOOR LEVELS) AND 7 (MATERIALS) IN RELATION TO PLANNING PERMISSION REF: 24/01251/VRCON AT LAND AT WHITWORTH ROAD (DUNELM) CAR PARK, ROCHDALE, OL12 0TY

On behalf of our client, ERP (Accrington) Ltd c/o Glenbrook Investments Ltd ('the Applicant'), please find enclosed an application to discharge conditions 3 (Construction Management Plan), 4 (Site Investigations), 5 (Surface and Foul Water Drainage Scheme), 6 (Finished Floor Levels) and 7 (Materials) pursuant to planning permission 24/01251/VRCON at Land at Whitworth Road (Dunelm) Car Park, Rochdale, OL12 0TY.

Planning application ref: 24/01251/VRCON was approved on 14th February 2025 for the following development:

"Section 73 application for the erection of Drive Thru Cafe (Class E) with access from Duke Street together with associated parking and landscaping without complying with conditions 9 (biodiversity) and 15 (servicing and delivery hours) of planning permission 23/01279/FUL."

Condition 3 – Construction Management Plan

Condition 3 states:

"No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;*
- b. loading and unloading of plant and materials;*

- c. *storage of plant and materials used in constructing the development;*
- d. *the erection and maintenance of security hoarding;*
- e. *the provision of wheel washing facilities; and*
- f. *measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;*

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise construction disturbance and detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G8 of the Core Strategy, Policies JP-P1 and JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework."

In response to condition 3, the following documents have been submitted:

- Construction Management Plan; and
- Arboricultural Impact Assessment and Method Statement (ref: 16546_R01a).

Condition 4 – Site Investigations

Condition 4 states:

"No development (other than works of site preparation) 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) details of site investigations and assessment to identify the potential extent, scale and nature of contamination on site.*
- 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 buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of

future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework."

In response to condition 4, the following document has been submitted:

- Ground Investigation Report (ref: GEOL23-7910).

Condition 5 – Surface and Foul Water Drainage Scheme

Condition 5 states:

"No development shall take place until such time as full details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include construction details of any drainage attenuation, flow control and outlet connection to culvert. The details shall also include provision or a short Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage, manage the risk of flooding and pollution and to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework."

In response to condition 5, the following document has been submitted:

- Drainage Layout (ref: 8956-HJCE-00-XX-DR-C-3000-P01).

Condition 6 – Finished Floor Levels

Condition 6 states:

"No development (other than works of site preparation) shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to 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."

In response to condition 6, the following document has been submitted:

- Finished Floor Levels included in Drainage Layout (ref: 8956-HJCE-00-XX-DR-C-3000-P01).

Condition 7 – Materials

Condition 7 states:

“Notwithstanding any details of materials contained within the application, no above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

For the avoidance of doubt, Material H (Off-white through colour render - K-Rend Silicone TC15 Ash White) shall not be utilised.

The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.”

In response to condition 7, the following documents have been submitted:

- Proposed Elevations (ref: 11390-CD-E01);
- Proposed Materials (ref: 11390-CD-D01); and
- Hard Surfacing Materials (ref: 11390-CD-D02).

All the submission material to support the application has been submitted via the Planning Portal (Ref PP-14201793). The application fee of £298 (plus £85 Planning Portal Service Fee) has been paid via BACS payment.

Summary

I trust that the enclosed information is satisfactory for Rochdale Metropolitan Borough Council to enable a swift validation of the application. If you have any queries or require any further details, please do not hesitate to contact me.

Yours faithfully,



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For and on behalf of Avison Young (UK) Limited