

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00581/HYBR

Name and address for correspondence:	Applicant name:
Bal Tiwana-Thompson Rapleys LLP York House York Street Manchester M2 3BB	Bloor Homes (North West) Ltd c/o agent

Part 1 - Particulars of Application

Date of Application: 19 July 2024

Proposal:	Hybrid planning application (EIA development) seeking: Full Planning permission for the erection of residential development of 309 dwellings (Use Class C3) with associated access, landscaping including works at land off Hollingworth Road, alongside reconfiguration of and extension to the existing car park and associated works off Rakewood Road. Outline planning permission with access (all other matters reserved) for the erection of primary school
Location:	Land To The West Of Hollingworth Road And Land Off Rakewood Road, Littleborough,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 and the associated section 106 agreement for the carrying out of the development referred to in Part I above.

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 Solely to the Full Application (1-57)

RESIDENTIAL ELEMENT

General

1. The development hereby permitted shall begin no later than three years from the date of this decision.
Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Hollingworth Road plot

NW111-PD-1002 C - Location Plan
NW111-PD-1001M (1:500) – Site Layout
NW111-PD-1001M (1:1000) – Site Layout
NW111-PD-901A – Character Area Plan (version received 15.10.2025)
House Type Pack – Hill View Primary (version received 09.10.2025)
House Pack Type – Hill View Secondary (version received 09.10.2025)
House Pack Type – Hollingworth Gateway (version received 09.10.2025)
House Pack Type – Lakeside (version received 09.10.2025)
NW111-LS-001g – Landscape Concept
NW111-LS-002g – Site Landscaping
NW111-LS-003i – Site Landscaping
NW111-LS-004e – Site Landscaping
NW111-LS-005g – Site Landscaping
NW111-LS-006i – Site Landscaping
NW111-LS-007i – Site Landscaping
NW111-LS-008f – Site Landscaping
NW111-LS-009j – Site Landscaping Specification and Schedule
NW111-LS-010b - Site Landscaping Site Cross Sections A-A, B-B, C-C
NW111-LS-011b - Site Landscaping Site Cross Sections D-D, E-E, F-F, G-G
NW111-PD-1004 L – Fencing Layout
NW111-PD-1011 H - Vehicle Charging Layout
NW111-PD-1012 G - Shed and Bin Layout
NW111-PD-1014 K - Hard Surfacing
NW111-PD-1018 F - Build Route
NW111-PD-1180 C - External Works Layout
NW111-PD-1007 Q – Materials Layout
NW111-PD-1540 - PROW Diversion Plan

Rakewood Road plot:

35025-RG-LD-01_1 Rev.P3 - General Arrangement Sheet 1 (Proposed Site Plan)
 35025-RG-LD-01_2 Rev.P3 - General Arrangement Sheet 2 (Proposed Site Plan)
 35025-RG-LD-01_3 Rev.P3 - General Arrangement Sheet 3 (Proposed Site Plan)
 35025-RG-LD-03 Rev.P3 - Illustrative Masterplan
 35025-RG-LD-02 Rev. A - Illustrative Sections
 35025-RG-LD-04 Rev. A - Typical Details
 BLH41-RWD-BET-ZZ-XX-DR-C-1001- P03 - Preliminary Drainage Layout
 BLH41-RWD-BET-ZZ-XX-DR-C-1002- P01 - Access Road Longitudinal Section (Ramp Section)

- Environmental Statement (Stantec)
- Landscape and Visual Impact Assessments (Stantec)
- Flood Risk Assessment and Drainage Management Strategies (Betts Hydro)
- Phase 1 Ground Conditions Assessment and Geo-Environmental Desk Study (Betts Geo)
- Coal Mining Risk Assessments (Stantec)
- Arboricultural Impact Assessments (Tyler Grange)
- Framework Travel Plan (Curtins)
- Crime Impact Assessment (Greater Manchester Police)
- Health Impact Assessment (Stantec)
- Landscape and Biodiversity Management Plan (Stantec)
- Shadow Habitat Regulations Assessment Rev A (Tyler Grange)
- Outline Construction Environmental Management Plan (RSK) - 3020007 CTR032 (02) (version received 06.02.2025)
- Lighting Assessment (Stantec)
- Energy Strategy Statement (Briary)

Reason: for the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Design

3. Prior to commencement of the following elements within the Hollingworth Road plot of the approved development, design details of each element shall be submitted to and approved in writing by the Local Planning Authority:
 - Vehicular access onto Hollingworth Road
 - Pedestrian thresholds to neighbouring streets
 - Raised pedestrian tables and surrounding areas
 - Play spaces (LAP, NEAP, kick-about area) design and features
 - Substation design
 - Pumping station design

The development shall be undertaken in accordance with the approved details.
 Reason: In the interest of ensuring a satisfactory visual appearance in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core

Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. Prior to first occupation of any dwellings within the Hollingworth Road plot of the approved development, full design details of the proposed network of footpaths through the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, at a minimum:
 - Finalised footpath layout and design details (including construction details, construction and surface materials, any drainage arrangements).
 - Designs of thresholds to footpaths, streets and roads etc outside the application site, including the footbridge over the Rochdale Canal at the north of the site.
 - Designs of any steps, including construction details, materials, handrails and other associated elements
 - Design of any railings, fences, walls and gates
 - Details of levels, gradients, any associated retaining structures
 - Any seating and play equipment
 - Arrangements for direct access from proposed dwellings placed near to the footpath network

The approved details shall be implemented in full no later than three months following material completion of the final dwelling in the approved scheme.

Reason: In the interest of ensuring a satisfactory visual appearance and delivering high-quality and accessible public open space in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. Prior to the installation of any doors or windows to be used in the residential element of the development hereby approved, full technical drawings of all windows and doors designs including reveals shall be 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 interest of ensuring a satisfactory visual appearance in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
6. Notwithstanding any materials details on the approved elevations or the approved Materials Plan, prior to the installation of any external facing materials to any dwellings in the development hereby approved, sample panels of any such facing materials (demonstrating coursing, corner and junction details), all roof coverings and porch materials, and all hard surfacing materials, shall be submitted to (or made available for inspection on-site) and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved materials.

Reason: In the interest of ensuring a satisfactory visual appearance in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted

Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. Prior to the commencement of any above-ground works in the Hollingworth Road plot of the approved development, full details of all landscape features, including banks, terraces and other earthworks, all drainage swales and ponds, and any similar landscaping elements, to include levels plans and section drawings as appropriate, shall be 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 interest of ensuring a satisfactory visual appearance in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. The landscaping scheme within the Hollingworth Road plot shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. Prior to commencement of development (excluding site clearance and preparation works) within the Hollingworth Road plot of the approved development, full details of proposed finished ground levels and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: In the interest of effective enforcement

10. Prior to occupation of the first residential unit on the development hereby approved, evidence that the residential element of the development has achieved Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.

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

Management Details

11. Prior to the occupation of the first dwelling on the development hereby approved, details of arrangements for the management and maintenance of all open spaces forming part of the development, to include a 30-year maintenance plan, shall be submitted to and approved in writing by the Local

Planning Authority, the details of which shall be henceforth be adhered to through the lifetime of the development.

Reason: In the interest of delivering high-quality and accessible public open space in accordance with Policies C8, G6 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-P7, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Drainage and Flood Risk

12. Prior to the commencement of development (excluding site clearance and preparation works) within the Hollingworth Road plot of the approved scheme, full details of a sustainable surface water drainage scheme and a foul water drainage scheme to be implemented within that plot shall be submitted to and approved in writing by the Local Planning Authority, to be prepared in accordance with the approved Flood Risk Assessment/Drainage Strategy. The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365,
- ii. Incorporation of green SuDS source control measures.
- iii. 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);
- iv. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- v. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- vi. Foul and surface water shall drain on separate systems.
- vii. Details of water treatment arrangements for surface water draining into the Rochdale Canal
- viii. Construction details for the outfall into the Rochdale Canal
- ix. Details of how surface water management arrangements would ensure prevent localised flooding of, and adequate ground conditions around, the approved network of footpaths around the development.

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 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

13. Prior to first occupation of the residential element of the development hereby approved, a sustainable drainage management and maintenance plan for the lifetime of the residential element of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Core Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

14. No construction shall commence (including any earthworks but excluding site clearance and preparation works) within the Hollingworth Road plot of the scheme hereby approved until details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of that part of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply.

Reason for pre-commencement condition: In order to avoid any damage to the assets during the construction phase.

Heritage

15. No development (excluding site clearance and preparation works) within the Hollingworth Road plot of the development hereby approved shall commence until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works.

The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by Local Planning Authority (or their archaeological advisors). The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
 - i - archaeological evaluation trenching of the Hollingworth Road site.
 - ii - informed by the above, more detailed targeted excavation (subject of a new

PD).

iii – Historic Building Surveys of Cleggswood Farm (HE Level 3), and drystone walls (HE Level 1)

iv – archaeological monitoring and recording during strip-out and/or demolition works that could expose further details that could enhance (iii)

2. A programme for post investigation assessment to include:

i - analysis of the site investigations records and finds

ii - production of final reports on the investigation results.

3. Deposition of final reports with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the reports and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: In the interest of recording and advancing understanding of heritage assets to be lost and in accordance with NPPF Section 16, Paragraph 218.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Highways

16. Prior to commencement of any above-ground works within the Hollingworth Road plot of the development hereby approved, details of arrangements for emergency vehicle access into the approved development from the public highways to the west of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of any dwelling within the approved scheme.

Reason: In the interest of ensuring access by emergency vehicles in accordance with NPPF paragraph 117.

17. No general vehicular access shall be provided from the approved development onto the existing public highway to the west of the application site.

Reason: For the avoidance of doubt and in the interest of highway safety and residential amenity and in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

18. Within six months of the first occupation of any of the residential units of the scheme hereby approved, a Full Travel Plan (FTP) shall be submitted to and approved in writing by the Local Planning Authority. The FTP shall set out details for the implementation (including timescales) and monitoring of the measures it sets out. The approved travel plan shall be implemented in compliance with its timescales.

Reason: In the interest of promoting sustainable modes of transport in accordance with policies T1 and DM1 of the Rochdale Core Strategy and policies JP-Strat14, JP-S1, JP-C6 and CP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

19. a) Prior to commencement of development within the Hollingworth Road plot of the development hereby approved, a highway dilapidation survey of the

adopted highway in the vicinity of that part of the development site shall be submitted to and approved in writing by the Local Planning Authority.

b) Following completion of the residential element of the approved development, an updated condition survey and proposed scheme of remedial works to return the adopted highway to its previous condition shall be submitted to and approved in writing by the Local Planning Authority. The remedial works shall be undertaken in full, at the developer's cost, no later than 12 months following approval of the scheme.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

20. Prior to occupation of the first dwelling on the development hereby approved, details of a self-enforcing 20mph zone for the streets within the residential element of the approved scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the occupation of the final unit.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

21. Prior to commencement of development (excluding site clearance) within the Hollingworth Road plot of the scheme hereby approved, a fully detailed construction traffic management plan relating to the construction phase in that plot shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be complied with through the duration of the development in that plot.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

Environmental and Ecology

22. Prior to commencement of development (excluding site clearance) of the residential element of the scheme hereby approved, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the Hollingworth Road plot, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health
 - property (existing 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;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s).

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

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.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building works on site to satisfactorily avoid any of the potential risks associated with land contamination.

23. 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. A further investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

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.

24. The residential element of the development hereby approved shall be undertaken in full compliance with the recommendations of the approved Energy Strategy Statement (Briary Energy June 2024).

Reason: In the interest of encouraging the use of renewable energy and reducing carbon emissions, in accordance with policies JP-S2 and JP-S3 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

25. Prior to the first occupation of any individual dwelling within the development hereby approved, full design and technical details of a scheme of photovoltaic panels to be installed to that individual dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved panels shall be installed to each house prior to its first occupation.

Reason: In the interest of encouraging the use of renewable energy and reducing carbon emissions, in accordance with policies JP-S2 and JP-S3 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

26. Prior to commencement of development within the Hollingworth Road plot of the development hereby approved, a fully comprehensive Construction

Environment Management Plan (CEMP) building on the approved Outline CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved updated CEMP shall be adhered to throughout the construction phase within that plot.

Reason: In the interest of protecting the Rochdale Canal SAC / SSSI in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

27. The approved electric vehicle charging points shall be installed at each individual dwelling within the scheme hereby approved, and made available, prior to the first occupation of that dwelling.

Reason: In the interest of promoting the adoption of electric vehicles in accordance with policy JP-S2 and JP-S5 of the adopted Places for Everyone Joint Development Plan

28. No clearance of trees and shrubs in preparation for (or during the course of) construction of the development within the Hollingworth Road plot shall take place during the bird nesting season (March - August inclusive) unless a bird nesting survey has been carried out by a suitably experienced ecologist immediately prior to clearance and the survey demonstrates no material impact would be caused to bird nests. Should the survey reveal the presence of any nesting species, then no construction works 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 policy JP-G9 of the Places for Everyone joint development plan.

29. No development in the Hollingworth Road plot of the approved development (including any demolition, site clearance or preparation works) shall take place until such time as an updated Tree Protection Plan and Arboricultural Method Statement in relation to that plot has been submitted to and approved in writing by the Local Planning Authority.

Any measures identified within the Plan or Statement shall be installed in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' prior to any works taking place.

The necessary protection measures shall be retained throughout the construction phase of that part of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

30. No external lighting shall be installed within the Hollingworth Road plot of the approved development prior to the written approval by the Local Planning Authority of full design and technical details for all such external lighting within that plot. Such details should be designed to avoid impacts on nocturnal animals including bats. The development shall be undertaken in accordance with the approved details for each plot.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework

31. Prior to commencement of development within the Hollingworth Road plot:

- a) An updated survey for badgers must be undertaken of the plot.
- b) A method statement reflecting the findings of the updated survey and providing details of measures to avoid any possible harm to badgers shall be submitted and approved in writing by the Local Planning Authority. Where possible, the applicant must liaise with the developer of the development site to the immediate north (subject of planning permission ref 21/01146/FUL) to ensure that the method statement is compatible with any previously approved badger method statement approved in relation to that existing development.

The development must then be undertaken in accordance with the approved method statement.

If any sett closures are found to be necessary as a finding of the updated survey, this must be undertaken under licence from Natural England.

Reason: In the interest of avoiding harm to protected species and in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: To avoid the potential harm to protected species during the construction phase.

32. Prior to occupation of the first dwelling within the residential element of the scheme hereby approved, a Landscape Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The residential element of the development shall henceforth be managed in accordance with the approved details.

Reason: In order to ensure that the landscape and visual impacts of the scheme are suitably mitigated by the approved landscaping scheme, in accordance with policies JP-G1 and JPA-20 of the adopted Places for Everyone Joint Development Plan and policy P2 of the Rochdale Core Strategy.

33. No demolition of the farmhouse and adjoining barn on the Hollingworth Road plot (identified in the submitted bat survey as building B1 and as having high bat-roosting potential) should commence until the Local Planning Authority has been provided with an appropriate bat Licence issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended).

Reason: As evidence of bat roosting has been found in these buildings proposed to be demolished, in the interest of avoiding harm to protected species in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

34. No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the development and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

35. Prior to commencement of any above-ground works in the Hollingworth Road plot, details of an ecological buffer to be created between the developed area of the site and the off-site pond (located to the east of proposed plots 226-229) setting out means of limiting and mitigating harm to the ecological value of the pond shall be submitted to and approved in writing by the Local Planning Authority. The details shall set out management and maintenance arrangements for the buffer. The development shall be undertaken in accordance with the approved details.

Reason: In the interest of avoiding harm to biodiversity in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

36. Prior to commencement of development in the Hollingworth Road plot, a construction phase animal welfare method statement (to address impacts on wildlife including but not limited to deer and foxes) relating to that plot shall be submitted to and approved in writing by the Local Planning Authority. The development phase shall be undertaken in accordance with the approved method statement.

Reason: In the interest of avoiding harm to wildlife and in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

37. Prior to first occupation of any dwelling forming part of the development hereby approved, details of a Resident's Ecological Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Details in this information pack shall include (but not be limited to) an explanation of the ecological sensitivities of the surrounding area including Hollingworth Lake. The approved information pack shall be provided to the first occupants of each dwellings within the scheme.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan.

38. Development (with the exception of site clearance and preparation works) within the Hollingworth Road plot shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be

prepared in accordance with the approved Biodiversity Gain Plan for the Hollingworth Road plot and include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

39. The development within the Hollingworth Road shall be undertaken in accordance with the approved Landscape and Biodiversity Management Plan and in the approved Site Landscaping Specification (drawing ref NW111-LS-009j) for a minimum period of 30 years.

Reason: To ensure that the biodiversity enhancements delivered by on-site planting and landscaping are adequately secured.

CAR PARK ELEMENT

Design

40. No fences, gates, street furniture or any other built elements forming part of the car park extension shall be installed prior to submission to and approval in writing by the Local Planning Authority of full design details of such elements.

Reason: In the interest of ensuring a satisfactory visual appearance in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

41. Prior to commencement of development within the Rakewood Road plot, full details of hard and soft landscaping including any banks, terraces or other earthworks, including section drawings for all drainage swales and ponds, and confirmation of native seed mix to be used capable of withstanding irregular moisture conditions, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of ensuring a satisfactory visual appearance in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JPA-20, JP-G6, JP-P1, JP-C5 and JP-C6, of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

42. The landscaping scheme within the Rakewood Road plot shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Management Details

43. Prior to the first use of the car park extension hereby approved, a management and maintenance plan for its operation, to include litter management, shall be submitted to and approved in writing by the Local Planning Authority. The operation of the car park extension shall be undertaken in accordance with the approved details.

Reason: In the interest of delivering high-quality public open space, protecting the landscape character of the area, and controlling pollution to the adjacent Hollingworth Brook, in accordance with Policies P1, P2, G7 and G9 of the adopted Rochdale Core Strategy, Policies JP-S4, JP-G1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Drainage and Flood Risk

44. Prior to the commencement of development within the Rakewood Road plot of the approved scheme, full details of a sustainable surface water drainage scheme and a foul water drainage scheme to be implemented within that plot shall be submitted to and approved in writing by the Local Planning Authority, to be prepared in accordance with the approved Flood Risk Assessment/Drainage Strategy.

The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365,
- ii. Incorporation of green SuDS source control measures.
- iii. 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);
- iv. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- v. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- vi. Foul and surface water shall drain on separate systems.
- vii. Details of water treatment arrangements for surface water draining into the Hollingworth Brook
- viii. Construction details for the outfall into the Hollingworth Brook
- ix. Details of how surface water management arrangements would ensure prevent localised flooding of, and adequate ground conditions around, the approved network of footpaths around the development.

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 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

45. Prior to first use of the car park extension hereby approved, a sustainable drainage management and maintenance plan for the lifetime of that element of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Core

Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

46. No construction shall commence (including any earthworks) within the Rakewood Road plot of the scheme hereby approved until details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of that part of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply.

Reason for pre-commencement condition: In order to avoid any damage to the assets during the construction phase.

Heritage

47. No development within the Rakewood Road plot of the development hereby approved shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by Local Planning Authority (or their archaeological advisors). The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
 - i – geophysical survey (Rakewood Road site)
 - ii – fieldwalking and metal detector survey of areas of the Rakewood Road site associated with a WW1 temporary camp (community engagement potential to be explored)
 - iii - archaeological evaluation trenching of the Rakewood Road site (informed by (i))
 - v - informed by the above, more detailed targeted excavation (subject of a new PD).

2. A programme for post investigation assessment to include:

- i - analysis of the site investigations records and finds
 - ii - production of final reports on the investigation results.

3. Deposition of final reports with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the reports and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: In the interest of recording and advancing understanding of heritage assets to be lost and in accordance with NPPF Section 16, Paragraph 218.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Highways

48. Prior to commencement of development within the Rakewood Road plot of the development hereby approved, a fully detailed construction traffic management plan relating to the construction phase in that plot shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be complied with through the duration of the development in that plot.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

Environmental

49. Prior to commencement of development within the Rakewood Road plot of the development hereby approved, a fully comprehensive Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved updated CEMP shall be adhered to throughout the construction phase within that plot.

Reason: In the interest of protecting the Rochdale Canal SAC / SSSI in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

Ecology

50. No clearance of trees and shrubs in preparation for (or during the course of) construction of the development within the Rakewood Road plot shall take place during the bird nesting season (March - August inclusive) unless a bird nesting survey has been carried out by a suitably experienced ecologist immediately prior to clearance and the survey demonstrates no material impact would be caused to bird nests. Should the survey reveal the presence of any nesting species, then no construction works 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 policy JP-G9 of the Places for Everyone joint development plan.

51. No development in the Rakewood Road plot of the approved development (including any demolition, site clearance or preparation works) shall take place until such time as an updated Tree Protection Plan and Arboricultural Method Statement in relation to that plot has been submitted to and approved in writing by the Local Planning Authority.

Any measures identified within the Plan or Statement shall be installed in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' prior to any works taking place.

The necessary protection measures shall be retained throughout the construction phase of that part of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

52. No external lighting shall be installed within the Rakewood Road plot of the approved development prior to the written approval by the Local Planning Authority of full design and technical details for all such lighting within that plot. Such details should be designed to avoid impacts on nocturnal animals including bats. The development shall be undertaken in accordance with the approved details for each plot.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework

53. Prior to commencement of development within the Rakewood Road plot:

- a) An updated survey for badgers must be undertaken of the plot.
- b) A method statement reflecting the findings of the updated survey and providing details of measures to avoid any possible harm to badgers shall be submitted and approved in writing by the Local Planning Authority.

The development must then be undertaken in accordance with the approved method statement.

If any sett closures are found to be necessary as a finding of the updated survey, this must be undertaken under licence from Natural England.

Reason: In the interest of avoiding harm to protected species and in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: To avoid the potential harm to protected species during the construction phase.

54. Prior to commencement of development in the Rakewood Road plot, a construction phase animal welfare method statement setting out measures to protect wildlife (including but not limited to deer and foxes) from harm during the construction phase in that plot shall be submitted to and approved in writing by the Local Planning Authority. The development phase shall be undertaken in accordance with the approved details.

Reason: In the interest of avoiding harm to wildlife and in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

55. Development within the Rakewood Road plot shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to,

and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan for the Rakewood Road plot and include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

56. The development within the Rakewood Road shall be undertaken in accordance with the approved Landscape and Biodiversity Management Plan and in the approved Site Landscaping Specification (drawing ref NW111-LS-009j) for a minimum period of 30 years.

Reason: To ensure that the mandatory biodiversity net gain enhancements delivered by on-site planting and landscaping are adequately secured.

57. Prior to the car park extension hereby approved first being brought into use, a Landscape Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved car park extension shall henceforth be managed in accordance with the approved details.

Reason: In order to ensure that the landscape and visual impacts of the scheme are suitably mitigated by the approved landscaping scheme, in accordance with policies JP-G1 and JPA-20 of the adopted Places for

Schedule 2: Conditions Relating Solely to the Outline Application (58-81) for a new primary school

General

58. Details of the appearance, landscaping, layout and scale of the primary school hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any development related to the primary school begins, and the development shall be carried out in accordance with the approved details.

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 reserved matters referred to in the condition have not been submitted for consideration

59. Application for approval of the reserved matters shall be made to the local planning authority no later than three years from the date of this permission.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 as the application has been submitted for outline permission only

60. The development hereby permitted shall begin no later than two years from the date of approval of the final reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 as the application has been submitted for outline permission only

61. The development and all reserved matters applications shall accord with the following approved plans:

BL-M-02 rev G - Parameter Plan: Land Use and Access

BL-M-03 rev E - Parameter Plan: Green Infrastructure

BL-M-04 rev E - Parameter Plan: Scale

- Environmental Statement (Stantec)
- Landscape and Visual Impact Assessments (Stantec)
- Flood Risk Assessment and Drainage Management Strategies (Betts Hydro)
- Phase 1 Ground Conditions Assessment and Geo-Environmental Desk Study (Betts Geo)
- Arboricultural Impact Assessments (Tyler Grange)
- Framework Travel Plan (Curtins)
- Health Impact Assessment (Stantec)
- Landscape and Biodiversity Management Plan (Stantec)
- Shadow Habitat Regulations Assessment Rev A (Tyler Grange)
- Lighting Assessment (Stantec)

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

62. The submission of the reserved matters application shall include plans showing the finished ground levels and floor levels for the proposed building. The proposed floor levels shall be in accordance with those recommended in the approved Flood Risk Assessment. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework, and in order to manage the risk of flooding.

63. As part of the submission of the first Reserved Matters application 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) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (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);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) 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 Systems (March 2015) or any subsequent replacement national standards. 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

64. Prior to the commencement of development within of the school hereby approved, , full details of a sustainable surface water drainage scheme and a foul water drainage scheme to be implemented within that plot shall be submitted to and approved in writing by the Local Planning Authority, to be prepared in accordance with the approved Flood Risk Assessment/Drainage Strategy.

The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365,
- ii. Incorporation of green SuDS source control measures.

- iii. 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);
- iv. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- v. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- vi. Foul and surface water shall drain on separate systems.
- vii. Details of water treatment arrangements for surface water draining into the Rochdale Canal
- viii. Details of how surface water management arrangements would ensure prevent localised flooding of, and adequate ground conditions around, the approved network of footpaths around the development.

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 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

65. Prior to the primary school hereby being brought into first use, a sustainable drainage management and maintenance plan for the lifetime of the school shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Core Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

66. As part of the submission of the first Reserved Matters application details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development shall be submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and

the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply.

67. The submission of the reserved matters application shall include a Crime Impact Assessment which appraises the design and layout of the proposed development. The development shall thereafter be constructed in accordance with the design measures set out in the approved statement.

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

Ecology

68. The submission of the reserved matters application shall be supported by an updated Arboricultural Impact Assessment (AIA) in relation to the finalised site layout and an Arboricultural Method Statement (AMS). Construction of the development shall be undertaken in accordance with the approved AMS.

Reason: In the interest of protecting existing trees on and around the development site in accordance with policy JP-G7 of the Places for Everyone joint development plan, and policy G6 of the Rochdale Core Strategy.

69. The submission of the reserved matters application shall include an updated biodiversity net gain assessment reflecting the finalised layout of the proposed development.

Reason: As the effects of the proposal upon existing biodiversity cannot be accurately established at this stage, and to ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

70. The development of the primary school shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

71. No clearance of trees and shrubs in preparation for (or during the course of) construction of the development shall take place during the bird nesting season (March - August inclusive) unless a bird nesting survey has been carried out by a suitably experienced ecologist immediately prior to clearance and the survey demonstrates no material impact would be caused to bird nests. Should the survey reveal the presence of any nesting species, then no construction works 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 policy JP-G9 of the Places for Everyone joint development plan.

72. No external lighting shall be installed as part of the approved development prior to the written approval by the Local Planning Authority of full design and technical details for any such lighting. Such details should be designed to avoid impacts on nocturnal animals. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework

73. Prior to the school hereby approved first being brought into use, a Landscape Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved school shall henceforth be managed in accordance with the approved details.

Reason: In order to ensure that the landscape and visual impacts of the scheme are suitably mitigated by the approved landscaping scheme, in accordance with policies JP-G1 and JPA-20 of the adopted Places for Everyone Joint Development Plan and policy P2 of the Rochdale Core Strategy.

Environmental

74. The submission of the reserved matters application shall be supported by an updated Noise Impact Assessment reflecting the finalised layout and design of the scheme, and setting out details of any noise mitigation measures required. The development shall be undertaken in accordance with the approved details. Reason: To safeguard the living conditions of nearby occupants and residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.
75. The submission of the reserved matters application shall include details of sustainable building methods and use of renewable energy within the approved school. The development shall be undertaken in accordance with the approved details. Reason: In the interest of protecting existing trees on and around the development site in accordance with policy JP-G7 of the Places for Everyone joint development plan, and policy G6 of the Rochdale Core Strategy.
76. The submission of the reserved matters application shall include an investigation and risk assessment to assess the nature and extent of any contamination on the school development site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:
- i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to:
 - human health
 - property (existing 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;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s).

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

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

77. Prior to commencement of development of the development hereby approved, a fully comprehensive Construction Environment Management Plan (CEMP) building on the approved Outline CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved full CEMP shall be adhered to throughout the construction phase within that plot.

Reason: In the interest of protecting the Rochdale Canal SAC / SSSI in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan
Reason for pre-commencement condition: As the matter relates to the construction phase of development.

78. Prior to commencement of development within the Hollingworth Road plot of the scheme hereby approved, a fully detailed construction traffic management plan relating to the construction phase in that plot shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be complied with through the duration of the development in that plot.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

79. Prior to the development hereby approved first being brought into use, a scheme of electric vehicle charging points for staff and visitors for the school shall be submitted to and approved in writing. The approved scheme shall be implemented and made available in full within six months of the school being brought into first use.

Reason: In the interest of promoting the adoption of electric vehicles in accordance with policy JP-S2 and JP-S5 of the adopted Places for Everyone Joint Development Plan

Heritage

80. Development of the school hereby approved shall not commence until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works relating to the school site.

The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by Local Planning Authority (or their archaeological advisors). The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:

- i - archaeological evaluation trenching of the school site.
- ii - informed by the above, more detailed targeted excavation (subject of a new PD).

2. A programme for post investigation assessment to include:

- i - analysis of the site investigations records and finds
- ii - production of final reports on the investigation results.

3. Deposition of final reports with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the reports and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the

works set out within the approved PD.

Reason: In the interest of recording and advancing understanding of heritage assets to be lost and in accordance with NPPF Section 16, Paragraph 218.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Highways and Transport

81. Prior to the development hereby approved first being brought into use, a Full Travel Plan (FTP) shall be submitted to and approved in writing by the Local Planning Authority. The FTP shall set out details for the implementation (including timescales) and monitoring of the measures it sets out. The approved travel plan shall be implemented in compliance with its timescales.

Reason: In the interest of promoting sustainable modes of transport in accordance with policies T1 and DM1 of the Rochdale Core Strategy and policies JP-Strat14, JP-S1, JP-C6 and CP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

STATUTORY BIODIVERSITY NET GAIN CONDITION

The provisions of the following notice apply to both elements of the full planning permission AND to the outline permission, both granted above.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted,

and;

(b) specifies the matters referred to in sub-paragraph 14(2) below:

The matters are:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development; and

(f) any such other matters as the Secretary of State may by regulations specify.

Procedure Statement: The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Informatives

IMPORTANT

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

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

The applicant's attention is brought to advice relating to coal mining development risk provided by the Coal Authority, available in their planning consultation comments available on the Council's webpage for the application.

The applicant's attention is brought to advice from the Environment Agency in relation to environmental permitting, available in their planning consultation comments available on the Council's webpage for the application.

United Utilities has provided the following advice:

To discuss their drainage proposals the applicant should contact our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 6.0 'Contacts'. Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

The developer is reminded of their duties in relation to public rights of way crossing the site. No such rights of way shall be closed on a temporary basis without the approval of the Council. The developer must liaise with the Council's Public Rights of Way Officer prior to closing or diverting any rights of way on a temporary or permanent basis.

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. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

Date Decision Issued: 19.12.2025

Melanie Hale
Head of Planning Services