

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00335/FUL

Name and address for correspondence:	Applicant name:
Jamie Lynch Asteer Planning LLP Mynshulls House 14 Cateaton Street Manchester M3 1SQ United Kingdom	C R Muller

Part 1 - Particulars of Application

Date of Application: 21 April 2023

Proposal:	Residential development comprising of 20 dwellings (Use Class C3) and a 80 bed care home development (Use Class C2) including car parking, landscaping, open space and other associated works following demolition of Parkfield House
Location:	Land At Parkfield House, Manchester Old Road, Middleton, M24 4DY,

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 Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

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

Conditions and Reasons:

1 Time Limit

The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 Plans

This permission relates to the following plans:-

- Site Location Plan ref. MGP.PH.LP.01
- Demolition Plan, ref. MPG.PH.DP.01
- Proposed Colour Site Plan ref. L002, Rev I
- Elevation Analysis Sheet ref. L004, Rev C
- Proposed Colour Elevation Care Home Front ref. L005, Rev A
- Care Home Plans ref. L010, Rev A
- House Type A Elevations L108
- House Type A Elevations L109, Rev. A
- House Type B Floor Plans L110
- House Type B Elevations L111, Rev. A
- House Type CD Floor Plans L112
- House Type CD Elevations L113, Rev. A
- Proposed Colour Site Sections ref. L012, Rev E
- Proposed Hard Landscape Plan ref. L014, Rev B
- Proposed Boundary Treatment Plan ref. L015, Rev D
- Proposed Bin and Cycle Storage Layout ref. L016, Rev A
- Landscape Planting Plan Sheet 1 ref. PP01.01, P2
- Landscape Planting Plan Sheet 2 ref. PP01.02, P2
- Planting Plan, Schedule & Specification Notes ref. PP01.00, P2

and the development shall be carried out in accordance with these drawings hereby approved.

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

3 Phasing

No development, including any works of demolition or site preparation, shall take place until such time as a phasing plan identifying all phases of the development has been

submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan and the approved phasing shall apply to the provisions of the following conditions attached to this permission.

Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing.

4 Pre-Commencement AMS & TP

No phase of development (including any demolition, site clearance or preparation works) shall take place until such time as a Tree Protection Plan and Arboricultural Method Statement for that phase 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 the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

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

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.

5 Pre-Commencement CEMP

No phase of development shall take place (including any demolition, site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials used in constructing the development;
- c. the erection and maintenance of security hoarding;
- d. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- e. reasonable avoidance measures for the protection of amphibians and mammals; and,
- f. surface water management method statement.

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 the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

6 Pre-Commencement Levels

No phase of development (other than demolition or works of site preparation) shall take place until finished floor and external ground levels for that part of 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 and retained as such thereafter.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

7 Archaeology

No soft-strip, alteration, demolition or development works 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 appropriate Project Designs (PDs), submitted to and approved in writing by the local planning authority. 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. historic buildings survey of Parkfield House, to Historic England Level 3
 - ii. informed by the above, archaeological monitoring and recording (watching brief) during any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record.
 - iii. archaeological evaluation trenching across the former Park Field House and outbuildings
 - iv. informed by the above, a further phase of more detailed excavation (subject of a separate PD).
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report 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: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Potential archaeological remains can be disturbed, damaged or lost through the clearance of the site.

8 Pre-Commencement Invasive Species MS

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

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 and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

9 Pre-Commencement Contamination

No phase of development (other than demolition or works of site preparation) shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) for that phase 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 that part of the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters 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) 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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

10 Pre-Commencement Drainage

No phase of development (other than demolition or works of site preparation) shall take place until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

- a. An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
- b. The background calculations used for the drainage design.
- c. 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);
- d. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- e. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- f. Construction details for permeable paving, if this forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of that phase of the development, or in accordance with timings first submitted to and agreed in writing by the Local Planning Authority.

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

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.

11 Biodiversity Enhancement

The development hereby approved shall be carried out in accordance with the Assessment of Biodiversity Net Gain (ERAP, 2025-155b dated May 2025).

All approved measures shall be carried out in accordance with an agreed timing/phasing pursuant to condition 3 of this permission.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7, Policies JP-G7 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

12 Materials and large-scale details of Care Home

No above ground works relating to the construction of the approved Care Home shall take place until such time as a detailed specification 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. Any submission shall include the following matters, including drawings at a scale of not less than 1:50 where necessary:

Samples of materials to be used externally;

- a. Large scale drawings of the arrangement of materials including their orientation and where brick is proposed, details of the bonding pattern;
- b. Large scale section drawings to demonstrate any recesses or projection present in the façade of the building; and,
- c. Large scale drawings of any pipework and/or rainwater goods.

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

Reason: In the interest of securing an outstanding standard of design and to ensure that regard is had to the special architectural and historic interest of the building 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.

13 Materials Residential Development

No above ground works in the residential phase of development hereby approved 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. 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 P3 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.

14 Meter Boxes, Flues etc

No above ground works in the residential phase of development shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such 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

15 Windows, Doors Rooflights

No above ground works necessary for each phase of the development (as agreed under condition 3 of this permission) shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the 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.

16 Solar PV

No solar photo-voltaic panels or air-source heat pumps shall be installed on any building until such details of their installation, including large scale drawings at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

17 Boundary Treatments

Notwithstanding any details submitted as part of the application, no phase of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details prior to the first occupation of the development to which the submission relates and the structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

18 Biodiversity Enhancements

No phase of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development 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, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate 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 and the National Planning Policy Framework.

19 Landscaping

Notwithstanding the details shown on the approved plans, each phase of development hereby permitted shall not be occupied until full details of both hard and soft landscaping works for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

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

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with 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.

20 Noise Impact Assessment

The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted Noise Impact Assessment by Apex Acoustics dated 27 May 2025 ref. 9272.3. No phase of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

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.

21 Works to Entrance Wall

No part of any phase of development shall be occupied until such time as a detailed scheme for the works to the wall adjacent to the vehicular access to the site in order to provide a pedestrian footway have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the works have been carried out in accordance with the approved scheme.

Reason: In the interest of highway and pedestrian 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.

22 Scheme for Access to Gardens

No part of any phase of development shall be occupied until such time as a detailed scheme for the creation of an access into the Gardens of Remembrance has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specification of any surfacing, details of levels (which should provide level access) and any works to landscaping or boundary treatments.

The approved scheme shall be installed in accordance with the timings which have been approved pursuant to condition 3 of this permission or within 6 months of the first occupation of any phase of development, whichever is later, and retained as such thereafter.

Reason: As such matter has been afforded weight in the overall planning balance and will need to be realised as a tangible benefit of the development in accordance with Policy P2 and P3 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.

23 Pre-occupation Parking

No building within phase of the development shall be occupied until such time as the parking provisions associated with each phase have been installed in accordance with the approved plans. The parking spaces shall be retained as such thereafter.

Reason: In the interest of highway and pedestrian 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.

24 No external lighting

No external lighting shall be installed on any building or elsewhere within each phase of development unless a scheme for such lighting in that phase has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers, unduly impact the visual qualities of the Greenspace Corridor or give rise to unacceptable consequences to species within the area in accordance with policies P3, G6, G7, G9 and DM1 of the adopted Rochdale Core Strategy, Policies JP-G7, JP-G8 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

25 PD rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes B, D and E of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent undue harm to the character of the Manchester Old Road Conservation Area, the amenity of existing and future occupiers and in the interest of visual amenity and in accordance with Policies P3 and DM1 adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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.

Date Decision Issued 30 January 2026

Melanie Hale
Head of Planning Services

IMPORTANT

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

INFORMATIVE:

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

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.