

6th January 2026

Tom Hiles
Senior Planning Officer
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Via Planning Portal

Dear Tom

Planning Portal Reference: PP-14671794

Planning permission 23/01310/FUL– discharge of conditions 8 (compliance with CIS), 16 (Site Investigations and Remediation Strategy), 19 (Sustainable Building and Method Statement) 22 (below ground drainage).

29-31 and 33-41 Maclure Road, Rochdale, OL11 1DN.

This application is made by Plan Red (agents) on behalf of Rochdale Development Agency (applicant).

This application is sought to discharge the pre-commencement conditions 8, 16, 19 and 22 attached to the full application (reference: 23/01310/FUL), which is for the:

'Demolition of 33-41 Maclure Road and partial demolition at rear of 29-31 Maclure Road and Conversion of 29-31 Maclure Road and Erection of a part 3-storey and part 6-storey building to provide 33 apartments (Use Class C3) across combined upper floors with ground floor commercial use (Use Classes E(a), E(b), E(c) and E(e)), associated infrastructure and ancillary works.'

The conditions prior to demolition have already been discharged, and the pre-commencement conditions have been submitted for approval. This application now relates solely to the pre-above-ground conditions. We would welcome support for the prioritisation of this application, which forms an essential part of the RDA's critical delivery programme for the regeneration of the Station Gateway.

Below sets out the associated condition wording and the following submission documents for approval:

Condition 8 (compliance with CIS) - wording:

'Prior to the commencement of any above-ground works, a statement and design details setting out how the approved development will comply with the recommendations set out in section 3.3 of the hereby approved Crime Impact Statement (reference 2006/1349/CIS/01 Version A, dated 18th December 2023) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken

in accordance with the approved details, as well as the other requirements of the Crime Impact Statement set out in sections 4, 5, 6 and 7.

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

Condition 8 (compliance with CIS)- submitted details:

- PC 8 - Crime Impact Statement Tracker

The Crime Statement Tracker outlines the roles and responsibilities of those tasked with implementing the recommendations within the approved Crime Impact Statement. For now, this document deals with the construction stage design details, and will be updated when sub-contractors are appointed at later stages, which deal with the internal features like doors and windows.

Condition 16 (Site Investigations and Remediation Strategy) - wording:

'No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until a detailed land contamination investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings and its recommendations must be produced that 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: In the interest of protecting the health and wellbeing of future occupants of the development and the wider public, and in the interest of protecting the natural environment from pollution, in accordance with policies DM1 and G9 of the Rochdale Core Strategy 2016.'

Condition 16 (Site Investigations and Remediation Strategy) - submitted details:

- PC 16 GRO-25277-6306 (Supplementary Geo-Environmental Appraisal)
- PC 16 GRO-25277-6332 (Remedial Specification)

The Geo-Environmental Appraisal provides a summary of the Phase 1 Risk assessment and Phase 2 Geo-environmental reports, which have been completed previously to initially ascertain the extent,

scale and nature of contamination. Further to this, a main investigation was undertaken to fulfil the requirements of a risk assessment. The report assesses the potential risks to human health, surrounding property, groundwaters and surface waters. It is not relevant to assess the potential risks for ecological systems, archaeological sites, and ancient monuments, as these risks from the proposed development are considered low, as detailed in the approved reports, such as the Archaeological Desk-based Assessment.

The Remedial specification sets out how the remediation of the site will be implemented and outlines how the works will be validated. Further testing is required to be carried out on the Made Ground through speciated mercury testing in order to confirm if elemental mercury is present at the site and determine if there is a volatile risk. The specification confirms that there is potential for areas of unexpected contamination to be present. Due to the former risk, the strategy for unexpected contamination must be relayed to all site personnel during the enabling works phase and outline a clear allocation of responsibility for reporting and dealing with contamination. Further testing will be undertaken once works have commenced on site, which is to be mid-march 2026.

Condition 19 (Sustainable Building and Method Statement) - wording:

'Prior to commencement of any above-ground works, a statement setting out how the development will include sustainable building methods, and an assessment of use of solar panels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with any measures set out in the approved statement.'

Reason: In the interests of promoting renewable energy and low-carbon development in accordance with policy JP-S2 of the Places for Everyone Joint Development Plan.'

Condition 19 (Sustainable Building and Method Statement) - submitted details:

- PC 19 - Rochdale Station Corner Plot - Net Zero Strategy PfE
- 71465-CIV-XX-03-D-P-50004_Domestic Services Layout
- 71465-CIV-XX-R1-D-P-50007_Domestic Services Layout

The tables presented in the submitted Net Zero Strategy demonstrate how the scheme meets the requirements under Policy JP-S2. The sustainable building methods are incorporated into the proposed development by following the energy hierarchy through fabric-first efficiency and incorporating on-site renewable energy. PV will be allocated to each flat to achieve A and B-rated EPCs and will attain 100% renewable green energy tariff on first occupation. The drawings provide further information on the PV locations.

Condition 22 (below-ground drainage) – wording:

'No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.'

The drainage scheme shall be based upon the Booth King Drainage Strategy Report ref 14834-BKP-V1-XX-C-011 rev P02 dated 01/12/2023 and shall include:

- i) *A restricted rate of surface water discharge to public combined sewer at the rate of 5l/s, utilising a 16.5 cu.m attenuation tank.*

- ii) *Plan details of the Proposed Site Drainage Plan; foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.*
- iii) *Construction details for the private attenuation tank and flow and maintenance chambers.*
- iv) *Provision of a short Drainage Maintenance document explaining how the surface water scheme will be maintained and managed after completion – for the future use of the Management company.*

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

Reason: To promote sustainable development, secure proper drainage 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 and the National Planning Policy Framework.'

Condition 22 (below ground drainage) – submitted details:

- BKP Drainage Comments
- 14834 Rochdale Corner Plot SuDS Maintenance Schedule - End User (Rev P01)
- 14834 Rochdale Corner Plot SuDS Maintenance Strategy - End User (Rev P02)
- 14834-BKP-V1-XX-DR-C-500-P04 Proposed Drainage GA
- 14834-BKP-V1-XX-DR-C-510-P04 Proposed Drainage Details Sheet 1 of 2
- 14834-BKP-V1-XX-DR-C-511-P03 Proposed Drainage Details Sheet 2 of 2

The submitted information meets the requirements of Condition 22. To avoid repetition, BKP drainage comments with respect to how the maintenance strategy and schedule, including the drawings meets the requirements of the condition are included in the Drainage Comments document.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact me or Richard Purser or me should you have any queries or require any additional information.

Yours sincerely,



Sophie McGeough, Assistant Planner
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