



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Nick.Brookman@Rochdale.Gov.UK
Our ref: 25/00985/DOC
Enquiries to: Nick Brookman
Direct Line: (01706) 925891
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IAN STOTT
AJ COCKER ASSOCIATES
NEW CENTURY HOUSE
176 DRAKE STREET
ROCHDALE
OL16 1UP
United Kingdom

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00985/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 2 (drainage), 3 (land contamination), 4 (material samples), 5 (boundary treatment) and 7 (biodiversity enhancements) on planning permission 25/00177/REM
Location:	Land At Boarshaw Road / Clough Street , Middleton,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Conditions and Reasons:

- 2 Prior to the commencement of development, 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.

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.

Officer Response: The application is accompanied by a Drainage Strategy Report referenced rep-tjba-shah-boarshaw rd & clough st-DSR-070725.docx which fully investigates the drainage hierarchy and the proposed strategy is approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 3 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) shall be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report shall be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of 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.

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

Officer Response: The Council's Land Contamination Officer (LCO) has reviewed the submitted Geo-Environmental Audit, Phase I Preliminary Risk Assessment, referenced: rep-tjba-shah-boarshaw rd & clough st-Phs1Env-070825.docx prepared by TJ Booth Associates and has confirmed that the report is acceptable.

The applicant is reminded to adhere to the requirements of the condition in the event that contamination, if suspected or found at anytime when carrying out the approved development that was not previously identified.

- 4 No above ground works shall commence until samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and

retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and all elevation materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The materials proposed on document 'Proposed Materials for Discharge of Condition Application' referenced S507-251111 are approved. The schedule of approved materials comprises:

1. The use of Breedon Weathered Red 65ml Brick
2. The use of Marley Riven Edgemere Interlocking Roof Slate
3. The use of black UPVC windows and Doors throughout and black aluminium shopfront.

Only the approved materials listed above and as referred to within the submitted 'Proposed Materials for Discharge of Condition Application' document referenced S507-251111 shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 5 No above ground works shall take place until full details of the alignment, height and appearance of all boundary treatments (fences and/or walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The proposed boundary treatments as shown on Proposed Site Plan Drawing No S507-05 Rev C are approved.

Only the approved boundary treatments shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 7 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 be limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the building hereby approved. 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, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The GMEU were consulted on this application and following the submission of an amended drawing, the proposed biodiversity enhancement measures demonstrated on Proposed Site Plan Drawing No S507-05 Rev C are approved.

Only the approved biodiversity enhancement measures shall be used in the construction of the approved development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services