

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: 25/01135/DOC

Applicant Rod Slater (Hanson Springs Ltd) Hanson Springs Limited Trans Pennine Trading Estate Gorrels Way Rochdale OL11 2PX	Agent Mr Richard Gee (Roman Summer Associates Ltd) Haweswater House Waterfold Business Park Bury Lancashire BL9 7BR
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Part I - Particulars of Application

Proposal: Discharge of conditions 3 (materials), 7 (site investigation and risk assessment), 8 (badger), 10 (habitat management and monitoring), 11 (habitat enhancement scheme), 13 (surface water drainage scheme), 14 (sustainable drainage management plan), 15 (details of sewer protection) and 16 (drainage details) of planning permission 24/01113/FUL

Location: Trans Pennine Trading Estate, Hanson Springs Limited Gorrels Way
Rochdale Rochdale OL11 2PX

Valid On: 10 November 2025

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

Condition(s) (9)

- 3 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The Material Schedule – Condition 13 by Hawthorn Design Partnership, Version 3, received by the Local Planning Authority on 10th November 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 7 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) 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 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.

Officer Response: The Site Investigation & Ground Assessment by BEK Geo-Environmental Consulting, Report Ref: BEK-25124-1, Date: September 2025, received by the Local Planning Authority on 10th November 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 8 No development, earthworks or works of site clearance, preparation or machinery shall take place until a Precautionary Working Measures Method Statement for badger has been submitted to, and approved in writing by, the Local Planning Authority. The approved Precautionary Measures Method Statement shall be adhered to throughout the entirety of the construction works.

Reason: In the interest of species protection, in accordance with the requirements of adopted Rochdale Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposal requires ground works and engineering works it is necessary to ensure the protection of any badger setts that may be present.

Officer Response: The Precautionary Working Measures Method Statement by Pearce Environment Ltd, Ref: HSBPWMMS, Version: 01, Status: Final, Date: 13/10/2025, received by the Local Planning on 10th November 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 10 Prior to the approved buildings being brought into use, a Habitat Management and Monitoring Plan (HMMP) for the onsite, and any potential offsite, elements of the Biodiversity Net Gain shall be submitted to, and approved in writing by, the Local Planning Authority. The HMMP must provide mitigation in line with the agreed metric received by the Local Planning Authority on 4th February 2025. This document should be retained and used to inform future monitoring and compliance of the time to target enhancement methods and ongoing management required to maintain the agreed level of habitat distinctiveness and quality.

The HMMP should contain:

- a) Details of habitat creation and enhancement;
- b) Future management and maintenance.

Reason: In the interests of securing biodiversity enhancement in the long term in accordance with Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of PfE and the NPPF.

Officer Response: The Habitat Management & Monitoring Plan by Pennine Ecological, August 2025, received by the Local Planning Authority on 10th November 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

The Council's Ecologist has advised that whilst the HMMP is technically adequate to meet the requirements of the condition, they have concerns that achieving good condition for a relatively small area of other neutral grassland is high risk as it will require a minimum of 5 out of 6 target condition criteria to be met including criteria A, a typical example of its type.

Given the applicant intends to resow, this in particular may be difficult to achieve. The Council's Ecologist notes also that if the applicant only targets moderate condition, they fail to achieve 10% net gain with a 0.06 unit loss, which is difficult to achieve by, for instance additional tree planting.

Given the risk of failure would only result in a very small off-site purchase being required and the need to resubmit to discharge the statutory biodiversity gain condition, the Council's Ecologist is satisfied that no further information is required at this time and that future monitoring will determine whether they are correct and off-site purchase or amended on-site habitat proposals are required.

The Council's Ecologist has recommended that prior to resubmission for discharge of the statutory condition, the applicant reviews whether or not it may be better to look to purchase the very small number of off-site units that may be required rather than being tied to a 30 year management plan for a potentially high risk habitat.

- 11 No development shall commence on site (including demolition or preparatory works) until, details of a habitat enhancement scheme have been submitted to, and approved in writing by, the Local Planning Authority. The scheme may provide, but not limited to, bird boxes (house sparrow hotel, swift boxes, standard bird boxes on trees), insect boxes, bat boxes/bricks, holes in fencing for hedgehogs and wildlife friendly planting). The scheme shall also include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with the NPPF, Policy G7 of the Rochdale Core Strategy and JP-G8 of PfE.

Reason for pre-commencement condition: As insufficient information has been provided and to ensure adequate habitat enhancement can be provided prior to construction.

Officer Response: Appendix A: Figure 1 – Habitat Compartment and Faunal Enhancement Map within the Habitat Management & Monitoring Plan by Pennine Ecological, August 2025, received by the Local Planning Authority on 10th November 2025, has been reviewed. In respect to the bat, bird and swift boxes, the details are acceptable.

- 13 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. 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.

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 Protection Of Existing Drainage Infrastructure, Drawing No: DR-C-0101 Rev P1 – Drainage Details, received on 10th November 2025 and Drawing No: DR-C-0100 Rev P4 – Drainage Strategy, Site Investigation & Ground Assessment by Geo-Environmental Consulting, Report Ref: BEK-25124-1, Date: September 2025, Report Status: Final, Drainage Data by Topping Engineers Ltd, 23/01/2026, Ref: 25077-CAL-001 Rev C and the email from Topping Engineers dated 26th January 2026, received by the Local Planning Authority on 27th January 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 14 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime 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:

- i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- ii) 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 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.

Officer Response: The Surface Water Drainage Maintenance and Management Schedule by Topping Engineers, received by the Local Planning Authority on 10th November 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 15 No construction shall commence until details of the means of ensuring the sewers that are laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the sewers that cross the site and identify mitigation measures to protect and prevent any damage to the pipeline 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 safety and to ensure protection of essential services 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.

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 Protection Of Existing Drainage Infrastructure, Drawing No: DR-C-0101 Rev P1 – Drainage Details, received on 10th November 2025 and Drawing No: DR-C-0100 Rev P4 – Drainage Strategy, Site Investigation & Ground Assessment by Geo-Environmental Consulting, Report Ref: BEK-25124-1, Date: September 2025, Report Status: Final, Drainage Data by Topping Engineers Ltd, 23/01/2026, Ref: 25077-CAL-001 Rev C and the email from Topping Engineers dated 26th January 2026, received by the Local Planning Authority on 27th January 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 16 Prior to first occupation/operation of the buildings hereby approved, confirmation of the Drainage Strategy in accordance with the SuDs hierarchy including assessment / incorporation of green surface-based SuDS source control components during subsequent design phases of the development shall be submitted to, and approved 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 and the National Planning Policy Framework.

Officer Response: The Protection Of Existing Drainage Infrastructure, Drawing No: DR-C-0101 Rev P1 – Drainage Details, received on 10th November 2025 and Drawing No: DR-C-0100 Rev P4 – Drainage Strategy, Site Investigation & Ground Assessment by Geo-Environmental Consulting, Report Ref: BEK-25124-1, Date: September 2025, Report Status: Final, Drainage Data by Topping Engineers Ltd, 23/01/2026, Ref: 25077-CAL-001 Rev C and the email from Topping Engineers dated 26th January 2026, received by the Local Planning Authority on 27th January 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Date of Decision: 04/03/2026

Melanie Hale
Head of Planning

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.