

Officer Report

Case Reference: OTH/2026/0125
Location: Land off Hareshill Road North, South Heywood , Rochdale
Proposal: Submission of details to comply with conditions 21 (Construction Method Statement), 22 (Construction Traffic Management Plan) and 23 (Construction Environmental Management Plan) of planning permission 16/01399/HYBR
Recommendation: Approve
Officer: Anna Hayes

Recommendation: Approve

Condition(s) (3)

- 21 No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following:
- i) the amount of construction vehicles movements and vehicular routes
 - ii) construction delivery hours
 - iii) the parking of vehicles of site operatives and visitors;
 - iv) loading and unloading of plant and materials;
 - v) storage of plant and materials used in constructing the development;
 - vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vii) wheel washing facilities;
 - viii) measures to control the emission of dust and dirt during construction;
 - ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - x) details of noise reduction measures
 - xi) measures for the protection of the natural environment from accidental spillages, dust and debris;

- xii) hours of construction, including deliveries; and
- xiii) measures for protection of the existing water mains and sewers within the site.
- xiv) Details of post construction restoration of public rights of way.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Decision: The 'Construction Method Statement Produced by Northstone dated November 2025' is accepted. The development shall be carried out in accordance with the measures described in the approved document.

- 22 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:
- Construction operating hours and vehicle delivery hours.
 - Location of proposed construction compounds and lay-down areas.
 - On-site construction vehicle parking and manoeuvring.
 - Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
 - Off-site construction HGV routing for each delivery phase.
 - Driver incentive / disciplinary procedures to ensure suitable HGV routing.
 - Construction HGV haulage route signage strategy.
 - Construction vehicle cleansing procedures and details of load sheeting / covered load policy.

- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Decision: The 'Construction Traffic Management Plan R2.1 Produced by Northstone dated November 2025' is accepted. The development shall be carried out in accordance with the measures described in the approved document.

23 No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- i) Identification of "biodiversity protection zones".
- ii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- iii) The location and timing of sensitive works to avoid harm to biodiversity features.
- iv) The times during construction when specialist ecologists may need to be present on site to oversee works.
- v) Responsible persons and lines of communication.
- vi) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

Decision: The 'Construction Environment Management Plan Produced by Collington Winter (ref: CW20-3233 rev 3) dated October 2025' is accepted. The development shall be carried out in accordance with the measures described in the approved document.