

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

APPLICATION REFERENCE: OTH/2025/1307

Applicant C/o Agent	Agent Rachel Jones 11 York Street Manchester M2 2AW
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 15 (Ground Investigation and Risk Assessment), 16 (Intrusive Ground Investigation), 17 (Archaeological Investigation), 19 (Foul Drainage Strategy), 20 (Surface Water Drainage Scheme), 24 (Noise Mitigation Scheme), 25 (Landscape and Habitat Creation and Management Plan), 26 (Method Statement for Invasive Plant Species), 27 (Arboricultural Impact Assessment), 28 (Details for protecting water mains) and 34 (External Lighting Details) of planning permission 16/01399/HYBR

Location: Land off Hareshill Road North, South Heywood, Rochdale

Valid On: 15 December 2025

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

Condition(s) (10)

- 15 No development shall take place in any phase of development 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: o human health,

- o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,

- o adjoining land,

- o groundwaters and surface waters,

- o ecological systems,

- o 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 building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe

development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Decision: The submitted documents detailed below are accepted:

- Phase I and II Geoenvironmental Site Assessment - 18-435-R1-3 03 March 2026 - E3P

- Remediation Strategy - 18-435-L1-2 21 November 2025 - E3P

- Ground Gas Mitigation Design Report – 8665gdr 16 March 2026 - COOPERS

The development shall be carried out in accordance with the remediation measures described within the approved documents.

Prior to the first occupation of any dwelling, a further submission will be required to provide a verification report to confirm the implementation of the approved measures in order to comply with the requirements of the condition.

- 16 No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase:

- i) The submission of a scheme of intrusive site investigations for the mine entry for approval;
- ii) The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;
- iii) A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations.

In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application:

- i) The submission of a report of findings arising from both of the intrusive site investigations;
- ii) The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone;
- iii) The submission of a scheme of treatment for the mine entry on site for approval
- iv) The submission of a scheme of remedial works for the shallow coal workings for approval;

The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Decision: The submitted documents detailed below are accepted:

- Phase I and II Geoenvironmental Site Assessment - 18-435-R1-3 03 March 2026 - E3P

- Remediation Strategy - 18-435-L1-2 21 November 2025 - E3P

**- Ground Gas Mitigation Design Report – 8665gdr 16 March 2026 -
COOPERS**

The development shall be carried out in accordance with the remediation measures described within the approved documents.

Prior to the first occupation of any dwelling, a further submission will be required to provide a verification report to confirm the implementation of the approved measures in order to comply with the requirements of the condition.

- 17 No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:
- a). A phased programme and methodology of investigation and recording to include:
 - a historic building survey
 - archaeological evaluation
 - informed by the above, more detailed targeted excavation (subject of a new WSI)
 - b). A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
 - c). Dissemination of the results commensurate with their significance.
 - d). Provision for archive deposition of the report and records of the site investigation.
 - e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

Decision: The submitted documents detailed below are accepted:

- Archaeological Written Scheme of Investigation – PN4724 July 2025 - Orion Heritage

The development shall be carried out in accordance with the approved documents.

- 19 No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has been submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

Decision: The submitted documents detailed below are accepted:

**- Drainage Strategy Report - HRN-AJP-XX-00-RP-C-3010-P05 11 March 2026
- AJP**

- Interception SUDS sections - SHE AJP ZZ 00 DR C - 1074 P01 – AJP

**- Interception SUDS Proposals sheet 1 of 2 - SHE AJP ZZ 00 DR C – 1070 P02
– AJP**

- Interception SUDS Proposals sheet 2 of 2 - SHE AJP ZZ 00 DR C – 1071 P01
- AJP
- Outline Drainage Layout Sheet 4 - SHE AJP ZZ 00 DR C – 1004 P06 – AJP
- Outline Drainage Layout Sheet 3 - SHE AJP ZZ 00 DR C – 1003 P08 – AJP
- Outline Drainage Layout Sheet 2 - SHE AJP ZZ 00 DR C – 1002 P06 – AJP
- Outline Drainage Layout Sheet 1 - SHE AJP ZZ 00 DR C – 1001 P06 – AJP
- Outline Drainage Layout Masterplan - SHE AJP ZZ 00 DR C – 1000 rev P10
- AJP

The development shall be carried out in accordance with the approved documents.

- 20 No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted.

The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Decision: The submitted documents detailed below are accepted:

- **Drainage Strategy Report - HRN-AJP-XX-00-RP-C-3010-P05 11 March 2026**
- AJP
- **Interception SUDS sections - SHE AJP ZZ 00 DR C - 1074 P01 – AJP**
- **Interception SUDS Proposals sheet 1 of 2 - SHE AJP ZZ 00 DR C – 1070 P02**
- AJP
- **Interception SUDS Proposals sheet 2 of 2 - SHE AJP ZZ 00 DR C – 1071 P01**
- AJP
- **Outline Drainage Layout Sheet 4 - SHE AJP ZZ 00 DR C – 1004 P06 – AJP**
- **Outline Drainage Layout Sheet 3 - SHE AJP ZZ 00 DR C – 1003 P08 – AJP**
- **Outline Drainage Layout Sheet 2 - SHE AJP ZZ 00 DR C – 1002 P06 – AJP**
- **Outline Drainage Layout Sheet 1 - SHE AJP ZZ 00 DR C – 1001 P06 – AJP**
- **Outline Drainage Layout Masterplan - SHE AJP ZZ 00 DR C – 1000 rev P10**
- AJP

The development shall be carried out in accordance with the approved documents.

- 24 No development shall take place on any phase of development until a scheme of noise mitigation measures has been submitted to and approved in writing by the Local Planning Authority, demonstrating that all residential units within that particular phase of development shall achieve the following internal and external noise levels:
- o 35 dB(A) Leq (16 hour) in the bedrooms between the daytime hours 7 am and 11pm to protect daytime resting;
 - o 30 dB(A) Leq (8 hour) in the bedrooms between the night-time hours of 11pm and 7am;
 - o 35 dB(A) Leq (16 hour) in the living room/s between the daytime hours of 7 am and 11pm;
 - o 40 dB(A) Leq (16 hour) in any dining rooms during daytime hours;
 - o Noise in external amenity areas shall aim to achieve the guideline values given in BS8233:2014 and ProPG or the lowest practicable levels in accordance with BS8233:2014 and ProPG; to a maximum of 58 dB(A);

o Maximum instantaneous sound levels should not exceed 45 dB(A) L_{max,fast} measured in bedrooms more than 10 times per night; and

o Any sound associated with existing and/or proposed industrial/commercial premises shall not result in the predicted Rating Level exceeding the existing typical Background Sound Level at the closest existing or proposed receptors (L_{A,r} = L_{A90}).

All works which form part of the approved scheme shall be completed before the residential units within that phase are occupied and retained thereafter.

Reason: To safeguard the living conditions of future residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Decision: The submitted documents detailed below are accepted:

- Noise Mitigation Report – 32648/RP1 Rev 3 05 December 2025 – Hann Tucker Associates

The development shall be carried out in accordance with the mitigation measures set out within the approved documents.

- 25 No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCM) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.
- a) Description and evaluation of features to be created and/or managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

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 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

Decision: The submitted documents detailed below are accepted:

- Landscape and Habitat Creation and Management Plan - CW20-3233 - Collington Winter REV I

- Landscape Strategy - P25-1945_EN_0001 rev G - Pegasus

- Detailed Landscape Proposals S1 of 7 - P25-1945_EN_0002_S1 rev B - Pegasus

- Detailed Landscape Proposals S2 of 7 - P25-1945_EN_0002_S2 rev B - Pegasus

- Detailed Landscape Proposals S3 of 7 - P25-1945_EN_0002_S3 rev B - Pegasus

- Detailed Landscape Proposals S4 of 7 - P25-1945_EN_0002_S4 rev B - Pegasus

- Detailed Landscape Proposals S5 of 7 - P25-1945_EN_0002_S5 rev B - Pegasus

- Detailed Landscape Proposals S6 of 7 - P25-1945_EN_0002_S6 rev B - Pegasus

- Detailed Landscape Proposals S7 of 7 - P25-1945_EN_0002_S7 rev B - Pegasus

The development shall be carried out in accordance with the approved documents.

- 26 No development shall take place on any phase of development, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within that particular phase, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

Decision: The submitted documents detailed below are accepted:

- Invasive Weed Management Plan – NIG/DN25072 revision D - Nightingale Environmental LTD

The development shall be carried out in accordance with the approved documents.

- 27 No development shall take place on any phase of development until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site relating to that particular phase of development has been submitted to and approved by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 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 submitted documents detailed below are accepted:

- Arboricultural Implications Assessment - TRE/SH/HRN/Rev G 17 November 2025 - Mulberry TMC

**- Arboricultural Method Statement - TRE/SH/HRN/Rev G 17 November 2025
- Mulberry TMC**

The development shall be carried out in accordance with the approved documents. The tree protection plans shall be implemented in full.

- 34 No development shall take place within any phase of development until details of all external lighting relevant to that phase has been submitted to and approved in writing by the local planning authority. The lighting shall be installed, operated and maintained in accordance with the approved details.

Reason: In the interests of amenity and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for road users and future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

Decision: The submitted documents detailed below are accepted:

- Outdoor Lighting Report - 26330-A-01A - HDS Lighting**
- Site Overview - 26330-D-01B - HDS Lighting**
- Designers Health and Safety Risk Assessment - 26330-D-01 - HDS Lighting**
- BSCP 520 South Heywood - 26330-LS-01A - HDS Lighting**
- Roadway Lighting Report - 26330-R-01 - HDS Lighting**
- Roadway Lighting Report - 26330-R-02 - HDS Lighting**
- Roadway Lighting Report - 26330-R-03 - HDS Lighting**
- Roadway Lighting Report - 26330-R-04 - HDS Lighting**
- Roadway Lighting Report - 26330-R-05 - HDS Lighting**

- Roadway Lighting Report - 26330-R-06 - HDS Lighting
- Roadway Lighting Report - 26330-R-07 - HDS Lighting
- Roadway Lighting Report - 26330-R-08 - HDS Lighting
- Roadway Lighting Report - 26330-R-09 - HDS Lighting
- Roadway Lighting Report - 26330-R-10 - HDS Lighting
- Roadway Lighting Report - 26330-R-11 - HDS Lighting
- Roadway Lighting Report - 26330-R-12 - HDS Lighting

The development shall be carried out in accordance with the approved documents.

Date of Decision: 27/03/2026

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.