

## Officer Report

**Case Reference:** OTH/2025/1322  
**Location:** Land at, Rochdale Road East and Roeacre Street, Heywood  
**Proposal:** Submission of details to comply with conditions 4 (site investigation), 8 (landscaping), 9 (boundary treatments), 10 (external lighting) and 15 (acoustic mitigation) on planning permission 20/00562/FUL  
**Recommendation:** Approve  
**Officer:** Bob Melling

### Condition(s) (5)

- 4 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, 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 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) 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 demonstrating the completion of works set out in the approved remediation strategy shall be submitted to, and approved in writing, by the local planning authority before any part of the development hereby approved is first occupied.

Reason: To prevent pollution of the environment and 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.

**Decision: The report 'Green Lane - Heywood Validation Letter Report', Ref. 16-218-L2 dated 16th December 2025 is accepted. For the avoidance of doubt, the requirements of the condition have been fulfilled.**

- 8
- (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. For the avoidance of doubt, the landscaping scheme shall include arrangements in the courtyard which provide pollen and nectar bearing planting beds along with shrubs (small trees) which are berry or seed bearing.
  - (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
  - (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The details of landscaping as shown on the plan 'Site Layout' ref: 20-09 SL are accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.**

- 9 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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

**Decision: The details of the boundary treatments shown on the document 'Boundary Details' dated 20th March 2026 are accepted. For the avoidance of doubt, the requirements of the condition have been fulfilled.**

- 10 No part of the development shall be occupied until details of the external lighting strategy, to include external building lighting and lighting of the communal garden area, has been submitted to and approved in writing by the Local Planning Authority and the approved lighting features have been implemented in accordance with the approved details. The lighting installations shall thereafter be retained and maintained as per the approved details.

Reason: In the interests of residential amenity and reducing light pollution and in compliance with policies P3, DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The details of lighting indicated on 'Proposed Lighting and Fire Alarm Installations Level 0', drawing ref: 023.0.52.E101 revision P1; 'Proposed Lighting and Fire Alarm Installations Level 1', drawing ref: 023.0.52.E102 revision P1; and 'Guardian Bulkhead' lighting specification are accepted. For the avoidance of doubt, the requirements of the condition have been fulfilled.**

- 15 The development hereby approved shall not be carried out otherwise than in accordance with suggested mitigation measures contained within the submitted Noise Assessment by Echo Acoustics dated 28th April 2020 and no part of the development shall be occupied until such time as a verification report providing details of the implemented acoustic mitigation measures, and demonstrating that internal noise levels within habitable rooms meet the levels set out within the above referenced report, has been submitted to and approved in writing by the Local Planning Authority. The duly installed mitigation measures shall be retained thereafter.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for future occupiers, and to ensure against potential effect on surrounding businesses in accordance with adopted Rochdale Core Strategy policies DM1 and G9, saved Rochdale Unitary Development Plan policy EC/3 and the National Planning Policy Framework.

**Decision: The report 'Sound Insulation Test Report', Ref. DRUK/SIT/MAP/GLH/0189 dated 1st September 2025 is accepted. For the avoidance of doubt, the requirements of the condition have been fulfilled.**