

Officer Report

Case Reference: 25/00878/DOC
Location: Land adjacent to Rochdale Road at both Hillbank Street and Church Ave
Proposal: Submission of details to comply with conditions 7 (Soft Landscaping), 9 (Drainage), 10 (CMP), 11 (Dilapidation Survey) and 12 (Investigation and Risk Assessment) on planning permission PL/2025/1301
Recommendation: Approve
Officer: Nick Brookman

Condition(s) (5)

- 7 Prior to the commencement of development, a detailed soft landscaping scheme and specification shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded. 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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

Officer Response: The proposed soft landscaping details demonstrated on Drawing Number 2501-507A (Soft Landscaping Plan Hillbank Street) and Drawing Number 2501-506 (Soft Landscaping Plan Church Avenue) are approved.

All soft landscaping works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 9 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.

Officer Response: The LLFA were consulted on this application and they have confirmed that the following details are approved:

Drainage Strategy Report Church Avenue rep-tjba-HCL-churchave-DSR-031225.docx Rev 1 February 2026

Drainage Plan and Details Church Avenue dwg-tjba-HCL-hillbank&churchst-170725 Rev 1 February 2026

Drainage Strategy Report Hillbank Street rep-tjba-HCL-hillbankst-DSR-031225.DOCX Rev 0 December 2025

Drainage Plan and Details Hillbank Street dwg-tjba-HCL-hillbankstreet&churchave-170725 Rev 0 August 2025

All drainage works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition

- 10 Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include: o Display of an emergency contact number; o Details of Wheel Washing; o Dust Management Plan; o Compound locations where relevant; o Location, removal and recycling of waste; o Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and, o Parking of construction vehicles and staff. The development shall be carried out in accordance with the approved construction management plan throughout the construction period. Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The application is supported by a Construction Management Plan referenced 2501-JW dated 24th June 2025. The

Environmental Health team were consulted on this application and they have no objections to the details set out within the aforementioned Construction Management Plan.

The details are therefore approved and the development shall be carried out in accordance with the approved construction management plan throughout the construction period in order to comply with the requirements of the condition.

- 11 Prior to the commencement of development, a highway dilapidation survey of all highways fronting and in the vicinity of the two application sites shall be undertaken and be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, this should include photographs and commentary on the condition of the local highways and footways on construction vehicle routes surrounding the site. Reason: In the interests of highway safety and to ensure the functionality of the wider highway network in accordance with the Core Strategy policy T2 and the National Planning Policy Framework.

Officer Response: The application is supported by two highway condition surveys referenced as dwg-tjba-HCL-hillbank & church st-170725 (Hillbank Street Site) and dwg-tjba-HCL-hillbank & church st-170725 (Church Avenue Site). Highways were consulted on this application and they have no objection. The submitted details are hereby approved.

- 12 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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, 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 completed in full accordance with the approved recommendations. Reason: To ensure the safety of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Officer Response: The application is accompanied by a Geo Environmental Audit, Phase 1 Preliminary Risk Assessment, Phase 2 Site Investigations, Phase 3 Remediation Strategy for Church Avenue, Report

Reference rep-tjba-harrison-church ave-phs1_2_3env-270824.docx, and a Geo Environmental Audit, Phase 1 Preliminary Risk Assessment, Phase 2 Site Investigations, Phase 3 Remediation Strategy, Hillbank Street, Report Reference rep-tjba-harrison-hillbank st-phs1_2_3env-270824.docx.

The Council's Land Contamination Officer was consulted on this application and they have confirmed that the conclusions of both reports are acceptable and can be considered as the approved recommendations.

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

However, 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.