

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

APPLICATION REFERENCE: OTH/2026/0107

Applicant BRODIE INGOE HIGHER FIELDS FARM, MOSS HALL RD, HEYWOOD, OL10 2RE	Agent FRANK SMITH CAMPBELL HOUSE, 173 ROCHDALE RD, FIRGROVE, MILNROW, ROCHDALE, OL16 3BN
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Part I - Particulars of Application

Proposal: Discharge of conditions 3 (bin storage), 4 (vehicle parking), 5 (cycle storage) and 6 (Phase I Report) of planning permission
25/01096/PRA56

Location: KEN MILLS ENGINEERING CO, NEW STREET, ROCHDALE, OL12 6NS

Valid On: 5 February 2026

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

Condition(s) (4)

- 3 Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be stored and managed from the site (including returning of bins to store), shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter refuse storage, collection and returning of bins to store will be carried out fully in accordance with the approved details and the bin store shall be retained for use by the occupiers of the building at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to ensure the area is suitable for safe access and in the interests of visual amenity in accordance Policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: Drawing No: 23.3108.63 – Proposed Site Plans – Apartments, received by the Local Planning Authority on 5th February 2026, has been reviewed and is considered acceptable. The refuse and recycling store shall be carried out in accordance with the approved

details and made available for use prior to the first occupation of any dwelling and retained thereafter in order to comply with the requirements of the condition.

- 4 Prior to first occupation of the development hereby approved, a plan showing how vehicle parking spaces can satisfactorily be provided on site shall be submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: These details are required due to insufficient information being contained within this submission in accordance with Policy T2 of the Rochdale Core Strategy.

Officer Response: Drawing No: 23.3108.63 – Proposed Site Plans – Apartments, received by the Local Planning Authority on 5th February 2026, has been reviewed and is considered acceptable. Vehicle parking shall be carried out in accordance with the approved details and made available for use prior to the first occupation of any dwelling and retained thereafter in order to comply with the requirements of the condition.

- 5 No dwelling hereby permitted shall be occupied until details of the bicycle parking facility for the building has been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be covered and lockable and shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy T2 of the Rochdale Core Strategy.

Officer Response: Drawing No: 23.3108.63 – Proposed Site Plans – Apartments, received by the Local Planning Authority on 5th February 2026, has been reviewed and is considered acceptable. The bicycle store shall be carried out in accordance with the approved details and made available for use prior to the first occupation of any dwelling and retained thereafter in order to comply with the requirements of the condition.

- 6 Prior to first occupation of the development, a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority.

If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy G9 of the Core Strategy and the NPPF.

Officer Response: The Geo-Environmental Audit, Phase 1 Preliminary Risk Assessment by T J Booth Associates, Ref: rep-tjba-B&L-new st-Phs1Env-020326.docx, Rev. 2, Date: 25th March 2026 and the email from T J Booth Associates to the applicant on 25th March 2026, received by the Local Planning Authority on 25th March 2026, have been reviewed and are considered acceptable. The requirements of the condition have been fulfilled.

Date of Decision: 02/04/2026

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.