

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

APPLICATION REFERENCE: OTH/2025/1184

Applicant Mrs Lucy Langford Number One Riverside Smith Street Rochdale OL16 1XU	Agent Miss Sophie McGeough Colony 19 Spring Gardens Manchester M2 1FB
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 10 (demolition method statement), 12 (Metrolink working management) and 15 (dust management plan approval) on planning permission 23/01310/FUL

Location: Site At 29-31 And 33-41 Maclure Road, Rochdale,
OL11 1DN

Valid On: 2 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) (3)

- 10 Prior to commencement of development, a comprehensive demolition method statement and construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The demolition method statement shall confirm that any roof tile removal to nos.29-31 Maclure Road will be undertaken by hand to allow for potential bat roosts to be identified and shall confirm measures to be taken in the event that bat roosts are discovered. The development shall then be undertaken in strict accordance with the approved method statements.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy and in the interest of conserving protected species in accordance with Core Strategy policy G7.

Reason for pre-commencement condition: The condition relates specifically to the construction phase of development

Officer Comments: The details submitted to address condition 10 have been reviewed and are acceptable and are approved. The Highways Officer was consulted on the submitted details and does not object. For the avoidance of doubt, the approved details are:

- **Construction Phase Health and Safety Plan ref OCP 004.**
- **Appendix B – Programme**

The development shall be undertaken in accordance with the approved details insofar as they relate to the requirements of condition 10.

- 12 No development shall take place, including demolition, until a Construction Management Plan (CMP) with detailed method statements for undertaking the works and risk assessments that shall include agreed requirements of Transport for Greater Manchester, has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall include agreed safe methods of working near to the operational Metrolink line and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink during the works;
- pedestrian management proposals to ensure that suitable pedestrian routes are retained and that pedestrians are not forced to cross the road and potentially into the tramway path;
- loading and unloading of plant and materials;
- construction methods to be used; including the use of any lifting equipment (which must not over sail or be able to over sail the tramway);
- the erection and dismantling of scaffolding, if applicable;
- the erection and maintenance of security hoarding, if used; and;
- measures to control the emission of dust and dirt during demolition and construction

The approved Construction Management Plan and its measures shall be adhered to throughout the construction period for the development.

Reason: To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working near to the Metrolink system, in accordance with saved policy A/18 of the Rochdale Unitary Development Plan.

Reason for pre-commencement condition: The condition relates to the construction phase of development

Officer Comments: The details submitted to address condition 12 have been reviewed by RBC Highways and Transport for Greater Manchester (Metrolink) and they do not object to their approval. The submitted details are therefore approved. For the avoidance of doubt, the approved details are:

- **CEMP (Construction Environmental Management Plan) Corner Plot Rochdale**
- **Traffic Management Plan – Ref 1535422.0002**
- **Traffic Management Plan – Ref 1535422.0001**
- **Construction Phase Health and Safety Plan - Corner Plot Rochdale**
- **Appendix A - Site Logistics Plan**
- **Appendix C - Site Rules**
- **Appendix D - Fire & Emergency Plan**
- **Appendix E - Fire Risk Assessment**
- **Appendix F - Site Specific Aspects Register**
- **Appendix G – TMP**
- **Drawing JASO J52 - Crane Elevation**
- **Drawing JASO J52 - Crane Plan**

The development shall be undertaken in accordance with these approved details.

- 15 Prior to commencement of development, details of a Dust Management Plan to include each stage of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason: In the interest of avoiding unacceptable impacts on public health from pollution in accordance with Core Strategy policy G9

Reason for pre-commencement condition: The condition relates to the development phase of the proposal

Decision: The details submitted to address condition 15 have been reviewed and are approved. For the avoidance of doubt, the approved details are as follows:

- **Construction Phase Health and Safety Plan ref OCP 004**
- **Appendix F - Site Specific Aspects Register**
- **Construction Environmental Management Plan - Corner Plot Rochdale**

The development shall be undertaken in accordance with these approved details.

Date of Decision: 08/04/2026

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.