ROCHDALE BOROUGH COUNCIL

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Date: 12 May 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00201/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with Condition 11 - Archaeology - Written Scheme of Investigation, Condition 14 - Remediation and Enabling Works Strategy and Condition 16 - Construction Method Statement of Planning Permission 16/01540/FUL**
Location:	**Dale Mill , Dale Street, Milnrow, OL16 3NJ**

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

Conditions and Reasons:

11 No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. 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:
1. A programme of archaeological survey to include:
o historic building survey (English Heritage level 2/3)
o a targeted watching brief during stripping out works
o an archaeological desk based assessment
o -informed by the above, evaluation through trial trenching
o informed by the above, more detailed, targeted archaeological excavation and recording.
2. A programme for post investigation assessment to include:
o detailed analysis of finds
o production of a final report on the significance of the archaeological interest.

3. Deposition of the final report with the Greater Manchester Historic Environment. Record and Rochdale Local Studies Library.
4. Dissemination of the results.
5. Provision for archive deposition of the report and records of the site investigation.

6. 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 the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible and in accordance with the policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Any works to the site may interfere with the any archaeological evidence present.

The Written Scheme (WSI) of Investigation for the inital survey works, targeted watching brief and desk-based research, coupled with evaluation trenching, which has been prepared by Steven Price in January 2021 has been reviewed by the Greater Manchester Ecology Unit. The WSI has been confirmed as acceptable and this element of the condition is considered to be satisfied. Further more detailed excavation will be required dependent on the evaluation results, followed by post-excavation analysis and reporting of the results, diessemination and archiving. Further application will be required for assessment and approval of the outstanding information.

14 No development shall take place until a detailed remediation scheme that accords with the Phase I Geo-Environmental Site Assessment, produced by e3p, project no. 11-466 has been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Reason: To appropriately manage any contamination risks in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure any contamination is adequately identified before development takes place.

Remediation and Enabling Works Strategy, Ref: 11-466-R2-1 has been submitted. This report has been reviewed and is considered to be acceptable. Subject to the submission of a suitable completion statement, the requirements of condition 14 are satisfied.

16 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) hours for site preparation, demolition works, delivery of materials and construction - that shall not exceed 07:30am to 6.00pm Monday to Friday; 9.00am to2.00pm on Saturdays. No work on Sundays (ii) a construction traffic management plan including details for the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development. (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works.

The duly approved CMS shall be adhered to throughout the demolition and construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development and to ensure dust and dirt are managed during construction works for air quality reasons in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: These measures are required to be in place upon commencement.

The Construction Method Statement, dated December 2020 (updated copy received 16th April 2021) is considered to be acceptable. The development shall be undertaken in accordance with the measures outlined.

Yours faithfully,



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Signed on behalf of the Council