



PLANNING AND DEVELOPMENT

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Roland Lee
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22C Leathermarket Street
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SE1 3HP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00792/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 12 (Construction Environmental Management Plan (CEMP) of planning permission 23/01213/FUL
Location:	Rhodes Business Park , Silburn Way, Middleton, Rochdale, M24 4NE

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

Conditions and Reasons:

- 12 No development, site clearance or earth moving shall take place, or material or machinery brought on site until a method statement via a Construction Environmental Management Plan (CEMP) to protect the River Irk from further accidental spillages, runoff, dust and debris has been supplied to and agreed in writing by the Local Planning Authority.

The approved CEMP shall be adhered to throughout the construction period and for future operations in accordance with the approved details. The development shall not be carried out otherwise than in accordance with the approved CEMP.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted document referenced as Construction Environmental Management Plan dated 15/07/2025 undertaken by A & H Construction and Developments PLC, they have agreed that the details contained within the report are approved. The approved development should now be undertaken in full accordance with these details.

Yours faithfully,

Melanie Hale
Head of Planning Services