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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00673/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (Construction Management Plan), 10 (Invasive Species Method Statement), 16 (RAMS for Habitat Disturbance) and 18 (Arboricultural Method Statement and Drawings) of planning permission 22/00485/FUL,
Location:	Various Locations Within Littleborough Between Grid References SD94591799 At Grove Lodge And SD93991632 At Ealees Brook., ,

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

Conditions and Reasons:

- 6 No development shall take place until a Construction Management Plan (CMP) detailing techniques for the control of noise and vibration during demolition and construction has been submitted and to and approved in writing by the Local Planning Authority. These measures shall include the following requirements:
- o Confirmation that all best practice measures are undertaken as outlined in section 10.4 (mitigation) of the Environmental Statement;
 - o Vibration is monitored and a cut off limit is set at or around 8mm/s, a detailed plan will be developed should this level be breached;
 - o For all buildings likely to experience vibration over 10 mm/s alternative mitigation is to be implemented;
 - o For all buildings likely to experience vibration over 10 mm/s, enhanced vibration monitoring will be undertaken on an individual building basis;
 - o For all buildings likely to experience vibration over 10 mm/s, pre and post structural surveys are to be undertaken;
 - o For all receptors likely to experience noise levels from any of the planned activity, during daytime hours (07:00-19:00) that meets or exceeds 65 dB LAeqt and exceeds the measured baseline by +5dB, enhanced mitigation measures are to be detailed;
 - o For all receptors likely to experience noise levels from any of the planned activity, during evening hours (19:00-23:00) that meets or exceeds 55 dB LAeqt enhanced mitigation measures are to be detailed; and

o For all receptors likely to experience noise levels from any of the planned activity, during night time hours (23:00-07:00) that meets or exceeds 45 dB LAeqt enhanced mitigation measures are to be detailed.
The construction management plan must contain the above measures, detailed hours of work specific to each work area and all other relevant matters. The demolition and construction phases shall thereafter be carried out in full accordance with the approved CMP.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the amenity of adjacent premises and users are protected prior to commencement of any works taking place.

Decision:

The Construction Management Plan dated May 2023 (report ref: TBC-VSL-00-ZZ-RP-W-0003 Rev A by the Environment Agency) is approved. To comply with the requirements of the condition, the approved CMP shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority

- 10 No development shall take place until a detailed method statement has been submitted to and approved in writing by the local planning authority giving details of the measures to be taken to control the spread of invasive plant species.
Development shall be carried out in accordance with the approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild, in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Decision:

The submitted Invasive Non-Native Species Management Plan dated 19th June 2023 ref: ENVIMNW00100 by Jacobs and the Phase 1B INNS Map Sheet 1 IMNW0000100 Rev C and Sheets 2-4 IMNW0000100 Rev CO2 are hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents.

- 16 No development shall take place within each development area until a specific Reasonable Avoidance Measures method statement for habitat disturbance has been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to prevent any habitat disturbance in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision:

The RAMS for habitat disturbance plan sheets 1 of 4 IMNW000100-JAC-ZZ-4B0-DR-EN-1311 Rev C02 are approved. To comply with the condition, works shall be carried out in accordance with the approved documents.

- 18 No development shall take place (including all preparatory work) until a detailed scheme for the protection of the retained trees in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS shall include:
- a) Details of construction within the RPA or that may impact on the retained trees;
 - b) Detailed levels and cross-sections to show that any changes in surface levels can be accommodated without compromising retained trees;
 - c) A specification for protective fencing to safeguard trees during construction phases and a plan indicating the alignment of the protective fencing;
 - d) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
 - e) Methodology and detailed assessment of root pruning;
 - f) Arboricultural supervision and inspection by a suitably qualified tree specialist; and
 - g) Reporting of inspection and supervision.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

Decision:

The Tree Removals, Retentions and Protection Plan Sheet 1 to 6 ref: IMNW000100-JAC-ZZ-4B0-DR-PL-0150 Rev CO3, IMNW000100-JAC-ZZ-4B0-DR-PL-0151 Rev CO3, IMNW000100-JAC-ZZ-4B0-DR-PL-0154 Rev CO3, IMNW000100-JAC-ZZ-4B0-DR-PL-0155 Rev CO3, IMNW000100-JAC-ZZ-4B0-DR-PL-0156 Rev CO2, Tree Removals, Retentions and Protection Plan Cross Sections ref: IMNW000100-JAC-ZZ-4B0-DR-PL-2007 Rev CO2 and the Arboricultural Method Statement ref: IMNW000100-JAC-ZZ-4B0-MS-EN-0001 Rev CO2 by Jacobs are acceptable. To comply with the condition, works shall be carried out in accordance with the approved documents.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services