



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00280/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 15 (site investigation), 16 (site investigations-coal), 17 (archaeology), 19 (connections to foul sewer), 20 (surface water drainage), 21 (construction method statement), 22 (construction traffic management plan), 23 (construction environmental management plan), 25 (Landscape and Habitat creation and management plan) and conditions 28 (water main protection) on planning permission 16/01399/HYBR
Location:	Land Bound by Manchester Road, Hareshill Road & Pilsworth Road West of Junction 19 of the M62 (Land South of Queen Elizabeth II Way)

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

Conditions and Reasons:

15 No development shall take place in any phase of development until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe

development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: The Council's Land Contamination Officer (LCO) has reviewed the submitted Interpretative Ground Investigation Report and Remediation Strategy and has confirmed that the proposed strategy is acceptable. To comply with the requirements of the condition, the development shall be carried out in full accordance with the proposed Remediation Strategy set out within Section 4 of the Remediation Strategy Referenced 12275 and dated June 2025.

Accordingly, the submitted details as set out within the Interpretative Ground Investigation Report Referenced 70114074-GIR-003 dated January 2025 and Remediation Strategy Referenced 12275 dated June 2025 are hereby approved insofar as they relate to application 25/00014/REM concerning the enabling works only.

In this instance, the detailed design of the proposed radon and hazardous protection measures along with a verification report are required in respect of the post-enabling works package as approved under 24/01250/REM. This will be subject to a separate discharge of condition application.

- 16 No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase:

- i) The submission of a scheme of intrusive site investigations for the mine entry for approval;
- ii) The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;
- iii) A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations.

In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application:

- i) The submission of a report of findings arising from both of the intrusive site investigations;

- ii) The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone;
- iii) The submission of a scheme of treatment for the mine entry on site for approval
- iv) The submission of a scheme of remedial works for the shallow coal workings for approval;

The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: The Coal Authority were consulted on this application and they have confirmed that this part of the 16/01399/HYBR site falls in their defined Low Risk Area and no recorded coal mining features are noted to be present in this area.

The application site is not within the Development High Risk Area and no further consideration of coal mining legacy features is therefore included in the submitted. On this basis The Coal Authority have no objection but only insofar as it relates to the site identified by the red line boundary of the application site.

The details hereby submitted are approved.

- 17 No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. 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:
- a. A phased programme and methodology of investigation and recording to include:
 - i. a historic building survey
 - ii. archaeological evaluation
 - iii. informed by the above, more detailed targeted excavation (subject of a new WSI)
 - b. A programme for post investigation assessment to include:
 - i. analysis of the site investigation records and finds
 - ii. production of a final report on the significance of the archaeological and historical interest represented.
 - c. Dissemination of the results commensurate with their significance.
 - d. Provision for archive deposition of the report and records of the site investigation.
 - e. 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 heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

Officer Response: The Greater Manchester Archaeological Advisory Service (GMAA) were consulted on this application and they have confirmed that there are no known or suspected archaeological remains within the application site which is a small part of the wider scheme area that is the subject of the current application to prepare the site for the installation of a primary substation. As such, GMAAS is content that no further consideration of archaeological matters is warranted in this part of the site, and is satisfied that Condition 17 is not applicable in this instance.

- 19 No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has been submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted

and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

Officer Response: United Utilities were consulted on this application and they have accepted the submitted drawing SOHW-WSP-PSS-ENAB-DR-D-0002, Rev P13 - Dated December 2024. The development shall therefore be carried out in accordance with Drawing SOHW-WSP-PSS-ENAB-DR-D-0002, Rev P13 - Dated December 2024.

- 20 No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted.

The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Officer Response: United Utilities were consulted on this application and they have accepted the submitted drawing SOHW-WSP-PSS-ENAB-DR-D-0002, Rev P13 - Dated December 2024. The development shall therefore be carried out in accordance with Drawing SOHW-WSP-PSS-ENAB-DR-D-0002, Rev P13 - Dated December 2024.

- 21 No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following:

- i) the amount of construction vehicles movements and vehicular routes
- ii) construction delivery hours
- iii) the parking of vehicles of site operatives and visitors;
- iv) loading and unloading of plant and materials;
- v) storage of plant and materials used in constructing the development;
- vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vii) wheel washing facilities;
- viii) measures to control the emission of dust and dirt during construction;
- ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- x) details of noise reduction measures
- xi) measures for the protection of the natural environment from accidental spillages, dust and debris;
- xii) hours of construction, including deliveries; and
- xiii) measures for protection of the existing water mains and sewers within the site.
- xiv) Details of post construction restoration of public rights of way.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, 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 adjacent premises and users, prior to commencement of any works taking place.

Officer Response: The Highways team were consulted on this application and they accept the proposals set out within the submitted Construction Method Statement Rev 2 and dated 29/01/2025. The approved development should be undertaken in full accordance with the approved document.

- 22 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:

- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.

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.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Officer Response: The Highways team were consulted on this application and they accept the proposals set out within the submitted Traffic Management Plan Rev 2 and dated 29/01/2025. The approved development should be undertaken in full accordance with the approved document.

- 23 No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- i) Identification of "biodiversity protection zones".
- ii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- iii) The location and timing of sensitive works to avoid harm to biodiversity features.
- iv) The times during construction when specialist ecologists may need to be present on site to oversee works.

- v) Responsible persons and lines of communication.
- vi) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 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.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and they accept the proposals set out within the submitted Construction Environmental Management Plan Rev III dated 10 March 2025. The approved development should be undertaken in full accordance with the approved document.

- 25 No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCM) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.

- a) Description and evaluation of features to be created and/or managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and they accept the proposals set out within the submitted

**Landscape and Habitat Creation and Management Plan dated 14 March 2025.
The approved development should be undertaken in full accordance with the approved document.**

- 28 No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, and as required by United Utilities.

Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: United Utilities were consulted on this application and the site is not in the vicinity of the UU water main and as such UU have not made any comment on this condition as it is not applicable in this instance.

Yours faithfully,

Melanie Hale
Head of Planning Services