



PLANNING AND DEVELOPMENT

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Miss Jessica Hughes
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00541/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 6 (CMP), 7 (site investigation assessment) and 8 (surface water drainage) of planning permission 23/01381/FUL
Location:	Land At Tower Street And Pilsworth Road, Heywood, ,

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) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include details of the following:
- i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. the erection and maintenance of security hoarding;
 - v. measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
 - vi. a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction;
 - vii. noise and vibration;
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - ix. wheel washing facilities; and
 - x. any external lighting of the site.

The development shall be carried out in complete accordance with the approved CMP.

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, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

Officer Response: The Construction, Demolition & Environmental Management Plan by R&M Property Group, received by the Local Planning Authority on 6th June 2024, has been reviewed and is considered acceptable. The approved Construction, Demolition & Environmental Management Plan shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 7 No development shall commence on site including demolition and any preparatory works until an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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)

The development shall thereafter be completed in full accordance with the approved recommendations.

Any identified remedial works necessary must include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This verification plan shall be submitted to and approved in writing prior to occupation of the development.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy G9 of the Core Strategy and the NPPF.

Reason for pre-commencement condition: Due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

Officer Response: The Tier 1 Preliminary Risk Assessment & Coal Mining Risk Assessment by Soiltechnics, dated December 2023, Document No: STV6300-R01 Rev B, the Ground Investigation Report by Soiltechnics, dated February 2024, Document No: STV6300-R01 Rev A, received by the Local Planning Authority on 12th June 2024 and the Remediation Strategy by Soiltechnics, dated May 2024, Document No: STV6300-R03-Rev_A, received by the Local

Planning Authority on 6th June 2024, has been reviewed and is considered acceptable. To fully discharge the condition, following completion of measures identified in the Remediation Scheme, a validation report needs to be submitted to, and approved in writing by, the local planning authority.

- 8 No development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

The drainage scheme shall include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- ii. A restricted rate of surface water discharge to public combined sewer, but only if the Planning Authority agrees that infiltration is discounted by the investigations; in this case, the rate should match the existing predevelopment greenfield runoff rate from the site or 4l/s, whichever is the larger value.
- iii. Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- iv. Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
- v. The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- vi. Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer Response: The Stage 4 Drainage Pack by QED Structures Ltd, 23-511, Revision P01, Date 09/02/2024, the Surface Water Drainage Strategy by QED Structures Ltd, including Drawing No: 02 Rev A - Proposed Site Plan, Drawing No: 091023JC-01 - Site Survey and Drawing No: 23-511-QED-XX-XX-DR-C-02 Rev P01 - Surface Water Drainage Strategy, 23-511, Revision P01, Date 13/12/2023, received by the Local Planning Authority on 6th June 2024 and Drawing No: 23-511-QED-XX-XX-DR-C-200 Rev P03 - Site Layout, Surface and Foul Drainage, dated 07.02.24 and Drawing No: 23-511-QED-XX-XX-DR-C-210 Rev P03 - Design Details, , received by the Local Planning Authority on 30th August 2024, have been reviewed and are considered acceptable. The

approved details shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services