



Mr Paul Ambrose
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00549/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 (investigation and risk assessment), condition 7 (Construction Environmental Management Plan), condition 10 (invasive plans), condition 11 (Archaeological Record & Written Scheme of Investigation), condition 16 (earthmoving) and condition 17 (Method Statement and Mitigation Strategy) on planning permission 15/01235/OUT
Location:	Sladen Mill , Halifax Road, Littleborough, Rochdale, OL15 0LB

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

Conditions and Reasons:

- 5 *No development shall take place 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:*
 - o human health,*
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,*
 - o adjoining land,*
 - o groundwaters*
 - o water courses to include Greenvale Brook and the canal drain which runs parallel with the eastern boundary of the site*
 - o ecological systems,*
 - o 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 dwellings 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 Policy G9 of the adopted Rochdale Core Strategy, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Condition 5 is not discharged at this time. It is understood that further investigations into ground conditions have been undertaken in response to the Environment Agency's consultation comments and following discussions between the EA and your specialist consultants, but that the required updated findings are outstanding at this time.

A further application to satisfy condition 5 will therefore be required when the necessary updated/additional information can be provided.

- 7 *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, delivery of materials and construction;*
 - (ii) 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.*
 - (viii) measures to protect the adjacent water bodies during the demolition and construction phases.*
 - (ix) details of the locations of any temporary lighting*

The duly approved CMS shall be adhered to throughout the 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 , to ensure any temporary lighting would not harm commuting bats and to prevent any pollution to the nearby water courses during the construction of the development in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, saved UDP policy NE/2 and the National Planning Policy Framework.

The submitted Construction Environmental Method Statement version 3, received 31st July 2023, is acceptable and is approved.

- 10 *No development shall take place until a detailed method statement for the removal or long-term management/eradication of Japanese Knotweed and Rhododendron has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement. The method statement shall include measures to prevent the spread of Japanese Knotweed and Rhododendron during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981.*

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.

The submitted Method Statement for the control of non-native invasive weed species, Penny Bennett, Revision B, 18/05/2022 is acceptable and the development shall be undertaken in accordance with the method statement.

- 11 *No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*

1. *A phased programme and methodology of site investigation and recording to include:*
 - *geophysical evaluation*
 - *evaluation trenching i) targeting geophysical anomalies and ii) including targeted evaluation trenching of buildings identified in the desk-based assessment and iii) providing an adequate spatial sample of the development site.*
 - *(depending upon the results of the evaluation) area excavation and recording*
2. *A programme for post investigation assessment to include:*
 - *analysis of the site investigation records and finds*
 - *production of a final report on the significance of the archaeological, architectural and historical interest represented.*
3. *Provision for publication and dissemination of the analysis and report on the site investigation.*
4. *Provision for archive deposition of the report, findings and records of the site investigation.*
5. *Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.*

Reason: In order to protect and preserve the archaeological and historical significance of potential below ground heritage assets in accordance with policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The Written Scheme of Investigation (WSI) authored by Wardell Armstrong and dated June 2023 is acceptable and is approved. The prior to commencement aspect of condition 11 is therefore satisfied. To fully comply with condition 11, the remaining steps as set out in the condition, as well as any additional recommendations set out in the approved WSI, must be completed in full.

- 16 *No development shall take place until a method statement detailing all proposed earthmoving, and construction works (including the design and means of construction of foundations) has first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved method statement.*

Reason. In order to protect the water bodies which adjoin the site, in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The updated details relating to earthworking and construction works, received from TJ Booth Associates via email dated 27.07.2023, are satisfactory in terms of the requirements of condition 16. For the avoidance of doubt the approved details are as set out in the following:

- Foundation and Earthworks Strategy revision 1 produced by TJ Booth Associates dated July 2023

Drawings

- Typical Site Plan & Sections Adjacent to CRT Assets
- General Arrangement Site Plan
- Existing Site Plan Showing Proposed Earthworks & Retaining Structures – Rev 1
- Existing Site Plan Showing Proposed Vibro Improvement Areas – Rev 3

- 17 *No development shall take place until a Method Statement and Mitigation Strategy as detailed within the submitted bat survey by The Tyler Partnership and dated 27th May 2015 has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the Method Statement and Mitigation Strategy.*

Reason: To safeguard any protected species which may be present within the building in accordance with Policies G6 and G7 of the adopted Core Strategy and the National Planning Policy Framework.

The details submitted to discharge condition 17 are acceptable. The development shall be undertaken in full accordance with the mitigation strategy and method statement outlined in the report.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services