



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: ryan.killeen@rochdale.gov.uk
Our ref: 24/00018/DOC
Enquiries to: Ryan Killeen
Direct Line: (01706) 925964
Date: 5 June 2024

Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
Cheshire
WA14 1ES

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00018/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (CEMP), 9 (Contamination), 11 (coal mining), 13 (materials), 18 (landscaping), 20 (boundary treatments) and 23 (affordable housing) on planning permission 21/01796/FUL
Location:	Cartridge Ropery, Marina Ropes Ltd , Brunswick Street, Heywood, Rochdale, OL10 1HA

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

Conditions and Reasons:

- 8 No development shall take place (including any site clearance, demolition or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
- a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;
 - e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase; and,
 - f. a method statement detailing eradication and/or control and/or avoidance measures for invasive species of flora

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The submitted Construction Environmental Management Plan ref. 1016-CEMP01-Rev A is accepted. The approved plan shall be strictly adhered to throughout the construction phase of the development in order to comply with the requirements of the condition.

- 9 No development (other than demolition) 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 and surface waters,
 - 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 buildings hereby approved are first occupied.

Reason: 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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The submitted Ground Investigation Report for Brunswick Street, Heywood - November 2021, ref. 21WCH018/GI, Rev A by Betts Geo Environmental Limited and Remediation Strategy -September 2022, ref. 21WCH018/RS by Betts Geo Environmental Limited are accepted.

The development shall be carried out in accordance with the approved remediation strategy in order to comply with the requirements of the condition.

Prior to the first occupation of any dwelling, a further submission will be required to provide a verification report for approval in writing by the Local Planning Authority.

- 11 No development (other than demolition) shall take place until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Where the findings of the intrusive site investigations (required by the condition above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Coal Mining Legacy investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Decision: The submitted Ground Stability Assessment Report by CC Geotechnical Limited ref. CCG-C-22-13039 and dated June 2022 is accepted. The development shall be carried out in accordance with the recommendations of the report to comply with the requirement of the condition.

A further submission will be required in order to demonstrate the effectiveness of remediation work prior to the first occupation of any dwelling.

- 13 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials as set out on the submitted document "Proposed Materials Across all Site Plots" ref. 1016 MS01 rev.C Dated 05/06/2024 and Materials Layout ref. ML01 rev.D is accepted.

Only the approved materials shall be used in the construction of the development hereby approved.

- 18 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Decision: The details of landscaping as set out on the plan "Landscape Proposals ref. 6725.01 rev.G" dated December 2021 by Trevor Bridge Associates is accepted. The landscaping works shall be carried out within the next planting season following final occupation of the approved development in order to comply with the requirements of the condition.

The details of hard landscaping as set out on the submitted plan "Hard Landscaping Layout ref. HL01 rev.D" dated November 2023 by Westchurch Homes is accepted. The development shall be carried out in accordance with the approved plan in order to comply with the requirements of the condition.

- 20 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of boundary treatments as set out on the plan ref. BT01 rev. I and B-12.1-03 are accepted. The development shall be carried out in accordance with the approved plan in order to comply with the requirements of the condition.

- 23 Prior to first occupation of any plots, a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and in accordance with the Affordable Housing Statement Revision A by Westchurch Homes received by the Local Planning Authority on 28th November 2023 and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The affordable housing shall remain affordable in perpetuity. The scheme shall include:

- i. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee

or Receiver, unless the express written prior approval of the Local Planning Authority has first been obtained.

Reason: In order to ensure the effective delivery of the homes 100% affordable housing to which significant weight has been given in the determination of this application having regard to the Council's Core Strategy Policies and the National Planning Policy Framework.

Decision: The details of the affordable tenure of all dwellings within the approved development as set out on the document "Brunswick Street - Affordable Housing Scheme" by Westchurch Homes, received by the Council on 22/02/2024 and the plan "Brunswick Street - Tenure Plan ref. TP01 - rev.E" dated November 2023 is accepted.

The provisions of the approved details shall remain in perpetuity in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services