



PLANNING AND DEVELOPMENT

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Date: 22 March 2024

Mr Jake Crompton
Stonebond Properties (Manchester) Ltd
Suite 5, Egerton House
Towers Business Park
Didsbury
Manchester
M20 2DX

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00022/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (CEMP), 7 (badgers), 10 (site investigation) and 16 (pedestrian safety) on planning permission 20/01170/OUT
Location:	Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, Rochdale,

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 (including any demolition, site clearance 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;
 - f. measures to protect Naden Brook and Woodhouse Lane Brook from dust, debris and contamination during and after construction; and,
 - g. reasonable avoidance measures for the protection of amphibians and mammals.

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 Version 1 dated January 2024 ,Prepared by Stonebond is accepted. The development shall only be carried out in strict accordance with the measures set out within the approved Construction Environmental Management Plan in order to comply with the requirements of the condition.

- 7 No development (including any demolition, site clearance or preparation works) shall take place until the site and land within 30m of the site boundaries, has been surveyed for badgers and a reasonable avoidance measures statement for the protection of their habitat and an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the approved protection / mitigation measures thereafter fully implemented.

Reason: In order that the development does not prejudice the favourable conservation status of badgers in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To protect any badgers that may be present on the land at the time of commencement of development within each phase.

Decision: The submitted Badger Survey Report and Method Statement, ref: 80-742-R4-2 dated January 2024, prepared by E3P is accepted. The development shall be carried out in accordance with the conclusions and recommendations set out in section 5 of the report in order to comply with the requirements of the condition.

- 10 No development shall take place (other than demolition of structures or clearance of trees and shrubs) 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.
- iv) a verification plan providing details of the data that will be collected 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.

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 that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with Policy G9 of the adopted Rochdale Core Strategy and paragraph 174 of 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 Phase II Geoenvironmental Site Assessment, ref: 16-465-R3-3 dated August 2023, prepared by E3P and Remediation and Enabling Works Strategy, ref: 16-465-R4-1 dated September 2023, prepared by E3P are accepted. The development shall be carried out in accordance with the remediation strategy in order to comply with the requirements of the condition.

A further submission will be required prior to the first occupation of the development in order to demonstrate the effectiveness of the approved remediation strategy.

- 16 No above ground works shall take place until a detailed design of a pedestrian safety scheme within the site which includes a measures for a self-enforcing 20mph speed limit within the development. The development shall be carried out in accordance with the approved details prior to the first occupation of the approved development.

Reason: In the interests of pedestrian safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted pedestrian safety scheme as set out on the submitted plan Pedestrian Raised Table with Pedestrian Crossing Point, dwg no. 4064-01 Rev B, prepared by Eddisons is accepted.

The development shall be carried out in accordance with the approved plan with the measures being made fully available prior to the first occupation of the development hereby approved.

Yours faithfully,

Melanie Hale
Head of Planning Services