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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00714/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with condition 4 (cemp) on planning permission 22/00968/FUL
Location: 44-46 Yorkshire Street, Rochdale, OL16 1JW,

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

Conditions and Reasons:

- 4 No development shall take place (including any site clearance or preparation works) until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The CEMP shall include 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 including decorative displays and facilities for public viewing, where appropriate;
 - v. wheel washing facilities;
 - vi. measures to control the emission of dust and dirt during construction;
 - vii. a scheme for recycling/disposing of waste resulting from construction works;
 - viii. hours for deliveries to and construction of the site

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP without the prior written permission of 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 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 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 the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

Officer Response: The Construction Environmental Management Plan (CEMP) by Cassel & Fletcher, Reference YSR dated 29/06/2023, received by the Local Planning Authority on 30th June 2023, has been reviewed and is considered acceptable. The approved Construction Environmental Management Plan shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

The applicant is advised that the enclosure of any adopted highway to accommodate skips etc (as described in the CEMP) must have the permission of the Highway Authority and any legal closure order or licence required must be in place before works commence.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services