



PLANNING AND DEVELOPMENT

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Date: 8 September 2025

Miss Olivia Morgan
Dalcour Maclaren
Briarlands Office Park,
Gloucester Rd
Rudgeway
Bristol
BS35 3QH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00449/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 3 (CMP) of planning permission 22/00471/FUL
Location:	Pavement At Drake Street Opposite Jcn Nelson Street, Rochdale, OL16 1RX,

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

Conditions and Reasons:

- 3 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
- 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 including decorative displays;
 - e) wheel washing facilities (or an adequate demonstration that this is not required)
 - f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - g) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays);
 - and h) hours for site deliveries.

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

Reason: To minimise the detrimental effects to the highway network and to the amenity of nearby occupiers during the construction phase in accordance with Policies DM1 and T2 of the adopted Rochdale 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.

Officer Response: The submitted Construction Phase Plan dated August 2025 prepared by Telent, received by the Council 15/08/2025, is acceptable and approved. The development shall be carried out in accordance with the hereby approved details.

It is noted on consultation with the Highways Officer, objections were received regarding how the applicant will compensate the Highways Department for use of Highways land to generate an income. This issue is not within the scope of the planning condition, thereby the Local Planning Authority has chosen to progress to a decision in lieu of this information.

Yours faithfully,

Melanie Hale
Head of Planning Services