



PLANNING AND DEVELOPMENT

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Mr Daniel Pound
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LS1 2AD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00827/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Badgers) and 4 (CEMP) on planning permission 24/00668/FUL
Location:	Atom Valley Innovation Centre, Plot R, Kingsway Business Park, Michael Faraday Avenue, Rochdale, OL16 4FW,

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 until such time as a pre-works check for the presence of badgers or setts within the application site and a 30m perimeter of the boundary of the site has been undertaken by a suitably qualified ecologist and the results submitted to and approved in writing by the Local Planning Authority.

Where the presence of badgers or setts is suspected or confirmed, no development shall take place until such time as a scheme of Reasonable Avoidance Measures to ensure the protection of badgers which may be present on site, or use the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the duly approved RAMs scheme.

Reason: In order to prevent any harm to badgers in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted document ref. ER-6649-05 - Interim Badger Assessment and Report by Brooks Ecological dated 28/07/2025 is accepted. The development shall be carried out in accordance with the recommendations of the approved document in order to comply with the requirements of the condition.

- 4 No development shall take place (including any 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. construction and/or demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- e. the erection and maintenance of security hoarding;
- f. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase; 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, Policies JP-P1 and JP-G9 of the adopted Places for Everyone Joint Development Plan 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 Document "Construction Phase Plan - Plot R - Rochdale - Sustainable Materials Manufacturing Centre (SMMC)," ref. G1245 rev. P04 by Glencar Group dated 28/08/2025 and additional details set out in an email to the Local Planning Authority "Plot R - Vibration Monitoring," on 10/09/2025 is accepted.

The development shall be carried out in strict accordance with the approved details in order to comply with the requirements of the condition. The applicant is made aware of the expectations of Metrolink for continued engagement to fully establish and agree any requirements for monitoring pertaining to the Vibro stone column installation and the protection of critical Metrolink assets.

Yours faithfully,

Melanie Hale
Head of Planning Services