



Pulmann Associates Architects
Pulmann Associates
Bridge House
18A Bridge Street
Milnrow
Rochdale
OL16 3ND

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00250/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (construction method statement) on planning permission 20/00041/FUL
Location:	Carr Wood Cottage , School Lane, Heywood, Rochdale, OL11 5UT

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, site clearance (including any demolition) or earthworks shall take place and no material or machinery shall be brought on site until a Construction and Environmental Method Statement, has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding;
 - measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the protection of the adjacent SBI of Naden Brook both during and after construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - a lighting plan designed to direct any temporary lighting away from the SBI of Naden Brook; and

The duly approved Construction and Environmental Method Statement shall be adhered to throughout the construction period.

Reason: To minimise detrimental effects to 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, T2, G7, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require demolition, 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 and the SBI prior to commencement of any demolition or building or engineering works on site.

Officer Response:

The Construction Method Statement and Construction Phase Environmental Management Plan (Prepared by Pulman Associates Architects, dated 15th February 2023) (Dwg No M22-29-SS002 March 2023) is approved. To comply with the requirements of the condition, the approved CMS shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CMS.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services