



PLANNING AND DEVELOPMENT

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Mr David Whalley
Watson Batty Architects
Shires House
Shires Road
Guiseley
Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00538/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 3 (CEMP) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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 a Construction Environment Management Plan (CEMP), 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 and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from construction works;
 - h) 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.

Decision: The submitted Construction Environmental Management Plan 'Land at Hollingworth Road Construction Environmental Management Plan' (Revision: V7, dated January 2024 and prepared by Envance) 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.

The Canal and River Trust have advised that if any unknown pipework or outlets to the canal are discovered then they should be scrubbed out or sealed.

Please see attached letter from the Canal and River Trust, which has requested that the applicant contact the Trust's Estate and Utilities section at their earliest convenience.

Yours faithfully,

Melanie Hale
Head of Planning Services