



PLANNING AND DEVELOPMENT

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Our ref: 24/01264/DOC
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Date: 11 February 2025

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01264/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Revised Arboricultural Method Statement), 4 (Landscape Masterplan), 5 (Water Mains) and 6 (Contamination Risk Assessment) of planning permission 22/01410/FUL
Location:	Department Of Work And Pensions Dcs Distribution Centre, Manchester Road, Heywood, OL10 2PZ,

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

Conditions and Reasons:

Condition 3 (Revised Arboricultural Method Statement)

- 3 *"The development hereby permitted shall not commence until a revised Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) produced in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition and Construction (or equivalent British Standard if replaced) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved AIA, TPP and AMS."*

Officer notes:

In order to discharge condition 03, the following reports have been prepared by Amenity Tree and are submitted with this application:

- i. Arboricultural Impact Assessment (AIA) including Tree Protection Plan (ref: 12363 V2)
- ii. Arboricultural Method Statement (AMS) (ref: 12363 V2)

Greater Manchester Ecology Unit have been consulted on the application and have confirmed that based on the following submitted information, condition 4 can be discharged:

- Arboriculture Impact Assessment;
- Arboriculture Method Statement;
- Tree Protection Plans;

- Tree Removal Plans;
- Planting Plans;
- Landscape Masterplan

Condition 3 status: Condition discharged in full if carried out in full accordance with the submitted information.

Condition 4 (Landscape Masterplan)

- 4 *“The development hereby permitted shall not commence until revised versions of the Landscape Masterplan ref. 101 Rev.R, and Planting Plans ref. 201 Rev.I (Nos. 1-8) have been submitted to and approved in writing by the Local Planning Authority. The revisions shall be limited to any minor corrections required to ensure consistency with the revised arboricultural information approved under Condition (3) and details of the wall required to enable retention of T190 and T191. The development shall then be carried out in accordance with the revised plans as approved.”*

Officer notes:

In order to discharge condition 04, the following plans have been prepared by TPM and are submitted with this application:

- i. Landscape Masterplan (ref: 4146 101U)
- ii. Planting Plans 1 to 8 (refs: 4146 201M to 208M)

Greater Manchester Ecology Unit have been consulted on the application and have confirmed that based on the following submitted information, condition 4 can be discharged:

- Arboriculture Impact Assessment;
- Arboriculture Method Statement;
- Tree Protection Plans;
- Tree Removal Plans;
- Planting Plans;
- Landscape Masterplan

Condition 4 status: Condition discharged in full if carried out in full accordance with the submitted information.

Condition 5 (Water Mains)

- 5 *“The development hereby permitted shall not commence within the part of the site through which the water main runs until details of measures to secure its long terms protection from damage have been submitted to and approved in writing by the Local Planning Authority. The development within that part of the site shall proceed once the be approved measures have been implemented.”*

Officer notes:

The submission states that with the exception of the existing point of connection in Manchester Road and the existing spur to the boundary of the site (shown on drawing 6217 UX-EE-00-6 rev 5), all existing water services within the boundary of the site will be disconnected and abandoned by United Utilities.

United Utilities have been consulted on the application and have confirmed by letter dated 11 February 2025 that the abandonment of the water mains within the site have been agreed. On this basis, United Utilities recommend that Condition 5 can now be discharged.

Information submitted:

- The application for a formal quote for the disconnection;
- The formal quote prepared by UU;
- Proof of acceptance and payment;

- Confirmation from UU that they have received payment

Condition 5 status: Condition discharged in full if carried out in full accordance with the submitted information.

Condition 6 (Contamination Risk Assessment)

6 *“With the exception of demolition and site clearance works, the development hereby permitted shall not commence until an assessment of the risks posed by contamination has been carried out in accordance with BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, no development shall take place until:*

i) a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority;

ii) the site has been remediated in accordance with the approved measures and timescale; and

iii) a verification report has been submitted to and approved in writing by the local planning authority.”

Officer notes:

The applicant has confirmed that at this stage they are seeking to partially discharge condition 6 relating to the land not covered by buildings. Once the buildings have been demolished, in accordance with the submitted watching brief, an assessment of any contamination will be undertaken.

The application has been reviewed by the Council's Contaminated Land Officer who has confirmed that they are satisfied that condition 6 can be partially discharged allowing the demolition of buildings to commence. In order for the LPA to recommend the full discharge of condition 6, an assessment of the risks posed by contamination in accordance with BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced) will need to be submitted to the LPA for review. If contamination is found, then steps i) to iii) would need to be followed, as above.

Condition 6 Status: Partially discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services