ROCHDALE BOROUGH COUNCIL

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Date: 26 February 2021

Ms Helen Hartley
Russells South Heywood Limited
13 Westpoint Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01452/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with Schedule 1; 3 (parts iii and vii) (Surface Water Drainage), 5 (Drainage Design for Link Road), 8 (Site Investigation) and 9 (Contamination Investigation and Risk Assessment) of planning permission 16/01399/HYBR**
Location:	**Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of J19 Of M62 , Heywood,**

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 scheme of detailed engineering drawings of the link road, new and amended junctions and other highway works, together with a Stage 2 Road Safety Audit, Designer's Response / Exemption Report and Traffic Signal information for the works has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include:

(i) A general arrangement / layout, based on a topographical survey and to a scale not less than 1:200, showing the existing and proposed carriageways, pedestrian and cycle facilities/routes, refuges / islands, visibility splays and laybys;
(ii) Specification details for each type of carriageway, footway, cycleway, verge and footpath;
(iii) Full details of the surface water drainage proposals (including hydraulic modelling);
(iv) Details of all proposed street lighting, signage (including VMS), CCTV, markings, structures, crossing points, vehicle restraint systems, width restrictions and street furniture.
(v) Details of proposed traffic signal-controlled junctions and controlled crossings;
(vi) Details of proposed parking and loading restrictions and other traffic orders
(vii) Details all structures and earthworks (including details of pedestrian guardrails)

(viii) Details of replacement / amended bus facilities (including details of shelters)
(ix) Details of all highway landscaping

The detailed layout shall be based on the drawings submitted in support of the application, and modified, as required to take into account the comments of the Stage 2 Road Safety Audit.

No part of the link road hereby approved shall be brought into use until the highway works listed above have been constructed in accordance with the approved scheme.

Reason: In the interests of highway safety and design, in accordance with policies DM1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a new highway.

Officer Comments: With regards to parts (iii) and (vii) of this condition, the submitted plans and documents listed below are approved.

- Proposed Drainage Details - Mar-19 - Rev 0
- Proposed Storage Tank Details - Oct-19 - Rev 0
- Proposed Manhole Chamber 26 - Orifice Details - Oct-19 - Rev 0
- Proposed Flow Control Chambers - Oct-19 – Rev 0
- Proposed Drainage Sheet 1 of 6 - Nov-20 – Rev B
- Proposed Drainage Sheet 2 of 6 - Nov-20 – Rev B
- Proposed Drainage Sheet 3 of 6 - Nov-20 – Rev B
- Proposed Drainage Sheet 3a of 6 - Nov-20 – Rev B
- Proposed Drainage Sheet 4 of 6 - Nov-20 – Rev B
- Proposed Drainage Sheet 5 of 6 - Nov-20 – Rev B
- Proposed Drainage Sheet 6 of 6 - Nov-20 – Rev B
- Proposed Drainage - Pipe Schedules - Nov-20 - Rev B
- Proposed Drainage - Manhole and Catchpit Schedule - Nov-20 - Rev B
- Whittle Brook Watercourse Diversion Setting Out Points - Nov-19 - Rev C5
- Whittle Brook Watercourse Diversion Long Section - Nov-19 - Rev C5
- Whittle Brook Watercourse Diversion Cross Sections - Nov-19 - Rev C5
- Whittle Brook Diversion & Attenuation Pond Long Section Along The Centreline Of The Pond - Nov-19 - Rev C6
- Whittle Brook Diversion & Attenuation Pond Setting Out Points of the Proposed Pond - Nov-19 - Rev C5
- Whittle Brook Diversion and Attenuation Pond Cross Sections - Nov-19 - Rev C5

To comply with the requirements of the condition, the development shall be implemented in accordance with these approved details.

5 No development shall take place until a drainage design for the link road, including a drainage design of any culvert and stream crossings of the Link Road (in accordance with Design Manual for Roads & Bridges Vol 4 Section 2 Part 7 - Design of Outfall and Culvert Details) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:- details of the Filter Drains, including the connecting network and outfalls as well as attenuation storage and outlet flow controls and or other methods to meet greenfield runoff rates and timescales for implementation. It should also ensure that no surface water, highway drainage or land drainage shall discharge directly or indirectly into the existing public sewerage systems and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be implemented in accordance with the approved details and timescales.

Reason: In the interests of highways safety, in accordance with policies DM1, P3 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Officer Comments: The submitted plans and documents as listed under Condition 3 above are approved. To comply with the requirements of the condition, the development shall be implemented in accordance with these approved details.

8 No development, other than works required to discharge this condition, shall commence until intrusive site investigation works have been undertaken and the findings of those investigative works have been submitted to and approved in writing by the local planning authority. In the event that the site investigations confirm the need for remedial works to ensure the safety and stability of the proposed development, no development shall commence until the full details of those remedial works have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out only in accordance with the approved details.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Comments: The submitted documents listed below are approved as far as they relate to the works granted full planning permission described under Schedule 1 only.

- M62 Junction 19 South Heywood Link Road Geotechnical Design Report - Nov-20 - Prepared by Coffey
- M62 Junction 19 South Heywood and Link Road Ground Investigation Report - Oct-19 - Prepared by Aecom
- M62 Junction 19 Eastbound Exit Slip Road, Heywood - Final Factual Report - Oct-19 - Prepared by LK Group
- M62 Junction 19 - South Heywood Link Road Report On Ground Investigation - Jun-17 - Prepared by Ian Farmer Associates
- South Heywood Link Road, Collop Gate Farm & Caseys Tip, Heywood - Final Factual Report - Oct-19 - Prepared by LK Group
- Phase II Geo-Environmental Site Assessment Commercial Development Land Hareshill Road, Heywood - Sep-20 - Prepared by E3P
- Phase II Geo-Environmental Site Assessment South Heywood Phase 4 - Jul-19 - Prepared by E3P
- Phase II Geo-Environmental Site Assessment Phase 6 - South Heywood Development Area - Sep-19 - Prepared by E3P

To comply with the requirements of the condition, the development shall be implemented in accordance with these approved details.

9 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in

writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- o adjoining land,
- o groundwaters and surface waters,
- o ecological systems,
- o archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Comments: The submitted plans and documents as listed under Condition 8 above are approved as far as they relate to the works granted full planning permission described under Schedule 1 only. To comply with the requirements of the condition, the development shall be implemented in accordance with these approved details.

Yours faithfully,



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Signed on behalf of the Council