



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: ryan.killeen@rochdale.gov.uk
Our ref: 24/00102/DOC
Enquiries to: Ryan Killeen
Direct Line: (01706) 925964
Date: 5 June 2024

Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
Cheshire
WA14 1ES

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00102/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (Pre-Commencement - Building Record Survey), 5 (Pre-Commencement - Method Statement) and 6 (Pre-Commencement - WSI) on planning permission 21/01796/FUL
Location:	Cartridge Ropery, Marina Ropes Ltd , Brunswick Street, Heywood, Rochdale, OL10 1HA

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 shall take place (including any site clearance, demolition or preparation works) until a Building Record Survey to Historic England Level 3 has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, this shall include:

- o an introductory description
- o a systematic account of the building's origins, development and use
- o an account of the evidence on which the analysis has been based,
- o drawn and photographic records that may be required to illustrate the building's appearance and structure and to support a historical analysis

Reason: To record and advance understanding of the significance of the buildings to be demolished and to make this evidence (and any archive generated) publicly accessible, in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require the demolition of the existing buildings, it is necessary to record and understand the significance of such buildings before the development commences.

Decision: The submitted Historical Building Investigation Statement by Salford Environmental Consultancy is accepted.

Prior to the first occupation of the development, a copy of the full report shall be submitted to and approved in writing by the Local Planning Authority.

- 5 No development shall take place (including any site clearance, demolition or preparation works) until a method statement for the construction of the block of 20no. BUR flats to the northeast of the approved site plan has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the statement shall include:
- o Method of demolition;
 - o Details on the reclamation of materials including the cleaning of bricks and slates;
 - o Construction methodology for the building;
 - o The use of materials externally on the building, including the mix of mortar for any brickwork;
 - o The provision of a trial panel of any brickwork on site;
 - o Detailed drawings at scale 1:20 or 1:50 of window reveals; and,
 - o The placement of any pipework, meter boxes and flues.

The development shall be carried out in accordance with the approved method statement thereafter.

Reason: In the interest of local character and visual amenity and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Details are required as to the method of demolition to ensure that materials can be satisfactorily recovered to be used in the construction of new buildings.

Decision: The submitted method statement by Westchurch Homes dated January 2024 is accepted. The development shall be carried out in accordance with the approved statement in order to comply with the requirements of the condition

- 6 No development shall take place (including any site clearance, demolition or preparation works) until the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) has been secured and which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:
- (a) A phased programme and methodology of site investigation and recording to include:
 - o targeted field evaluation trenching
 - o (depending upon the evaluation results) a strip map and record exercise
 - o targeted open area excavation
 - (b) A programme for post investigation assessment to include:
 - o analysis of the site investigation records and finds
 - o production of a final report on the significance of the archaeological and historical interest represented.
 - (c) Provision for publication and dissemination of the analysis and report on the site investigation.
 - (d) Provision for archive deposition of the report, finds and records of the site investigation.

(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Decision: The submitted written scheme of investigation by Lanpro ref. 4947 is accepted. The scheme of works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Prior to the final occupation of the development, a further submission will be required once all of the required elements of fieldwork have been completed, together with post-excavation analysis and reporting, the deposition of a project archive and an appropriate level of dissemination.

Yours faithfully,

Melanie Hale
Head of Planning Services