ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 9 October 2020

Mr Richard Purser
RPC Planning
Vernon House
40 New North Road
Huddersfield
HD1 5LS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01128/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply wtih conditon 7 on planning permission 19/01160/FUL**
Location:	**Rochdale Riverside Phase 2 , Land Bound By Penn Street To The West, Baillie Street To The South, John Street To The East And The Rear Of Properties Fronting Yorkshire Street To The North,**

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

Conditions and Reasons:

7 Before the development is commenced a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the duration of the enabling works hereby permitted. The Construction Method Statement shall provide for:

i. The number and timing of vehicle movements and provision for management of the site entrance/egress in respect of those movements, including, as the case may be, the employment of banksmen.

ii. hours for site preparation, demolition works, delivery of materials and construction;

iii. the parking of vehicles of site operatives and visitors;

iv. loading and unloading of plant and materials;

v. storage of plant and materials used in the works;

vi. method of prevention of mud being carried onto the highway, including wheel washing facilities;

vii. measures to control the emission of dust and dirt during construction;

viii. measures to control construction noise emissions;

ix. a scheme for recycling/disposing of waste resulting from construction works;

x. identification of a permanent on-site contact and/or traffic manager as main point for all enquiries or issues arising from construction activities;

xi. details of location of any site compound(s);

xii. there shall be no burning of materials on-site during construction of the development without prior, written approval of the local planning authority;

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the works, and manage traffic to and from the site in the interests of highway safety, in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: to ensure that appropriate measures are put in place from the outset of the development.

Decision: The documents entited as follows satisfy the requirements of condition 7 of enabling works planning permission 19/01160/FUL and are hereby approved:

- Construction Management Statement by Willmott Dixon Construction, received 7th October 2020.
- Logistics Plan - Revision A

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,



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Signed on behalf of the Council