



Mr Ray Collins  
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Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>22/01248/DOC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Proposal:</b>         | <b>Submission of details to comply with conditions 3 (tree protection), 4 (bird nesting), 6 (piling), 7 (levels), 8 (SI), 9 (dewatering), 10 (coal mining), 11 (wsi), 12 (drainage), 13 (lighting), 14 (invasive species), 15 (CMS), 16 (CTMP), 17 (CEMP), 18 (LCHMP), 19 (river corridor strategy), 20 (bus stop), 21 (materials), 22 (pedestrian crossing), 23 (20mph), 24 (oldham rd parking), 25 (landscaping), 26 (drainage maintenance), 27 (travel plan) and 28 (acoustics) on planning permission 21/00744/FUL</b> |
| <b>Location:</b>         | <b>Land Off Don Street, Middleton, M24 2GG,</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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 all trees that are to be retained within or adjacent to the site, as set out within the approved Arboricultural Impact Assessment (prepared by Ascerta January 2022) have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Construction works on site have the potential to impact trees from the initial stages and are therefore to be protected prior to works starting on site.

**OFFICER RESPONSE: No further details are required in respect of this condition. The works shall be carried out in accordance with the approved document.**

- 4 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August

inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Construction works on site have the potential to disturb nesting birds from the initial stages and are therefore to be protected prior to works starting on site.

**OFFICER RESPONSE: No further details are required in respect of this condition. The works shall be carried out in accordance with the condition.**

- 6 No piling or any other foundation designs using penetrative methods shall take place unless details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling activity does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework.

**OFFICER RESPONSE: The details submitted are hereby approved for areas A, C, D and E given a piled solution is not proposed. Prior to any piling works in Area B a piling risk assessment should be provided to demonstrate the piling method will be protective of controlled waters in Area B. Works shall be undertaken in accordance with the approved details listed below:**  
- Foundation Plan (Sheet 1-4) - Drawing Numbers 5639/ Fd01-04 Revision B

- 7 No development shall take place until finished floor levels for the proposed buildings and site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Setting of finished floor levels is an early activity in the construction process and it is in the interest of all stakeholders to ensure that levels are appropriately set and agreed before development commences on site.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details listed below:**

- External Works Sheet 1 of 5 (40-22-01 rev P7)
- External Works Sheet 2 of 5 (40-22-02 rev P8)
- External Works Sheet 3 of 5 (40-22-03 rev P7)
- External Works Sheet 4 of 5 (40-22-04 rev P7)
- External Works Sheet 5 of 5 (40-22-05 rev P8)
- Riverbank Sections (KH002-E-501 Rev D)

- 8 No development shall take place in any phase of development 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:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - 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.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and verification reports submitted to and approved in writing by the Local Planning Authority before any of the buildings 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 RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details listed below. In order to fully comply with the condition a verification will be required prior to occupation.**

- Phase I and II Geo-Environmental Site Assessment report. Land off Don Street Middleton. Prepared by E3P. Report Ref: 14-554-R1-2. Date: December 2022.
- Supplementary Assessment (Controlled Waters). Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-L5-2. Date: 18th January 2022.
- Remediation & Enabling Works Strategy. Land off Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-R2 Rev 10. Date: February 2023.
- Method Statement (Mechanical Mixing, Screening, Particle Size Reduction Remedial Works). Prepared by Urban Soil Solutions. Don Street. Rochdale. Rev 4. Date: 6th February 2023.
- Specification for the consolidation of abandoned mine workings. Land off Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-R6-Rev 2. Date: February 2023.

- 9 No development approved by this planning permission shall commence until a dewatering plan has been submitted to, and approved in writing by, the Local Planning Authority. The dewatering plan shall include the following mitigation measures.

- Inclusion of an appropriate groundwater testing plan to assess the quality of groundwater prior to the commencement of dewatering.
- Design of an appropriate water treatment system to ensure any contaminated groundwater is appropriately treated prior to discharge.

Reason: The submitted reports have stated that extensive dewatering will be required, notably within the Rex Mill Area in Parcel A and Parcel C and within the vicinity of the River Irk. Given the potential for groundwater contamination the inclusion of this condition will ensure controlled waters are adequately protected in line with paragraph 174 of the National Planning Policy Framework.

Reason for Pre-commencement: Given the potential for groundwater contamination, details of dewatering are required prior to any works take place.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details (Method Statement Dewatering Plan - V1.2. Prepared by Urban Regen. Ref: 367/004. Date: 12th January 2022.)**

- 10 No development shall commence until;
- i. a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - ii. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.
  - iii. A report documenting the drill and grouting requirements for worked coal measures has been submitted to, and approved in writing by, the Local Planning Authority

The intrusive site investigations and remedial works shall be carried out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

No part of the development shall be occupied until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development has been submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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

Reason for pre-commencement: The undertaking of remedial measures, prior to the commencement of development, is considered to be necessary. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details listed below:**

- **Remediation & Enabling Works Strategy - Don Street. E3P. Report Ref: 14-554-R2 Rev 7. Date: January 2023**
- **Foundation Plan (Sheet 1 of 4) - Drawing Number 5639/ Fd / 01. Revision B. Prepared by Coopers. Date: 3rd March 2022**

- **Phase I + II Geo-Environmental Site Assessment report - Land off Don Street Middleton. Prepared by E3P. Report Ref: 14-554-R1-2. Date: December 2022.**
- **Supplementary Assessment (Controlled Waters) - E3P. Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-L5-1. Date: 22nd November 2022 - E3P Ref: 14-554-L5-2. Date January 18th 2023**
- **Performance Specification Consolidation of Abandoned Mine Workings E3P Don Street Middleton. 14-554-R6- Rev 2 Date Issued: February 2023**

- 11 No development shall take place prior to the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been 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 programme set out in the approved WSI and provision made for the completion of all elements of that programme. The WSI shall cover the following:
1. A phased programme and methodology of site investigation and recording to include:
    - a. an archaeological evaluation through trial trenching;
    - b. pending results of the above, targeted open-area excavation and recording.
  2. A programme for post-investigation assessment to include:
    - a. analysis of the site investigation records and finds;
    - b. production of a final report on the significance of the heritage interest recorded.
  3. Deposition of the final report with the Greater Manchester Historic Environment Record.
  4. Dissemination of the results of the site investigations commensurate with their significance.
  5. Provision for archive deposition of the report, finds and records of the site investigation.
  6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement: To protect from works which could disturb any potential archaeological findings.

**OFFICER RESPONSE: The details submitted are hereby approved in as far as they cover the pre-commencement elements of this condition. Works shall be undertaken in accordance with the approved details (Written Scheme of Investigation 3596.R01a)**

- 12 No development shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be in accordance with the following principles:

- i. Based upon the Outline Drainage Strategy doc ref 882333 R1(02)- FRA by RSK dated January 2022 and the Adoptable Drainage Layout Sheets 1, 2 & 3 by RSK drgs 882333/ 40-01-01 and 02 and 03 (all rev P10 and dated 31.5.2022)
- ii. Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services so require.
- iii. All residential parking areas shall be constructed to be Sustainable Urban Drainage System (SUDS) compliant unless otherwise approved in writing by the local planning authority.

The approved scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No part of the development shall be occupied until the drainage schemes is completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details listed below:**

- Adoptable Drainage Layout Sheet 1 rev P16 dated 06.02.23 by RSK
- Adoptable Drainage Layout Sheets 2&3 rev P14 dated 23.11.2022 by RSK
- Land Drain proposed works drg KH002-E-601 rev B dated 29.11.2022 by Kellen Homes.
- S278 Road and Drainage Construction Details by RSK on drgs 41-04-01-P4 (dated 06.02.23) and 41-04-02-P1) dated 27.01.22 and 14-15-P2 dated 23.11.22.
- Watercourse Diversion - Plan & Long Section AND Headwall Details by RSK on drgs 882333/ 40-18-01 and 02 (both rev P8 dated 12.01.23)
- Various other standard details and plot level drainage drawings.
- Headwall Details (for outfalls to river) drg by RSK 882333/ 40-06-01/P5 & 02/P4 & 03/P4 & 04/P4 & 05/P5 (all dated 2.11.22)

- 14 No development shall take place, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within that particular phase, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details (Invasive Species Management Plan (Ascerta, 22/03/2023)**

- 15 No development shall take place (including any site clearance or preparation works) until a Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The CMS shall include the following:
- i. the amount of construction vehicles movements and vehicular routes;
  - ii. loading and unloading of plant and materials;
  - iii. storage of plant and materials used in constructing the development;
  - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v. wheel washing facilities;
  - vi. measures to control the emission of dust and dirt during construction;

- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii. details of noise reduction measures
- ix. measures for the protection of the natural environment from accidental spillages, dust and debris;
- x. hours of construction, including deliveries;
- xi. measures for protection of the existing water mains and sewers within the site; and
- xii. Details of post construction restoration of public rights of way.

The development shall be carried out in accordance with the approved CMS during the construction period.

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 construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details (Construction Method Statement prepared by Kellen Homes, received September 2022)**

- 16 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:

- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.

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 development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details (Construction Environmental Management Plan prepared by Kellen Homes, received January 2023)**

- 17 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- i. Identification of "biodiversity protection zones";
- ii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- iii. The location and timing of sensitive works to avoid harm to biodiversity features;
- iv. The times during construction when specialist ecologists may need to be present on site to oversee works;
- v. Responsible persons, contact details and lines of communication; and
- vi. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

**OFFICER RESPONSE: The details submitted are hereby approved . Works shall be undertaken in accordance with the approved details (Construction Environmental Management Plan prepared by Kellen Homes, received January 2023)**

- 18 No development shall take place until a Landscape and Habitat Creation and Management Plan (LHCMP) has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.

- a) Description and evaluation of features to be created and/or managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organization responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LHCMP should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

**OFFICER RESPONSE: The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details listed below:**

- **Ascerta river corridor landscape proposals P.1580.21.06 Rev.A**
- **Ascerta River Corridor Management Plan Ref: P.1580.**
- **Landscape Layout Sheets 1 and 2 P.1580.21.03 Rev B**

- 19 Notwithstanding any details on the submitted Proposed PROW Plan (KH/DS/PPROW/01), no development shall take place until a detailed River Corridor Strategy has been submitted to, and be approved in writing by, the local planning authority in consultation with the Environment Agency. The content of the strategy shall include the following:
- i. Full details of any earthwork, including any required land remediation works, and vegetation clearance on and adjacent to the River Irk waterbody and embankments;
  - ii. Provide pre and post scheme detailed cross-sections (a minimum of 6 cross-sections along river corridor, and particularly at pinch points of scheme design), showing the new residential scheme's proximity to River Irk channel and development levels.
  - iii. Construction details for the formation of any new embankments, retaining structures and revetments;
  - iv. Measures for the protection and improvement of the River Irk water quality; during both scheme construction and operation.
  - v. River walkway strategy to include:
    - a. Final alignment of any public footpaths; and
    - b. Construction details of any retained/relocated/enhanced/created footpaths;
  - vi. Full details of proposed new soft landscaping scheme including planting schedule predominantly based on native species along key ecological corridor.
  - vii. Integrated invasives non-native species (INNS) treatment programme within riparian corridor;
  - viii. details of any new surface water connections to river; and
  - ix. Biodiversity enhancement strategy for the River Irk.
  - x. A phasing plan for the implementation of the above works

The development shall be undertaken in full accordance with the approved strategy and the measures retained thereafter.

Reason: To ensure the protection of the River Irk corridor and its wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement: As the development will include site clearance, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the River Irk and its natural environment and the area in general, prior to commencement of any works taking place.

**OFFICER RESPONSE:** The details submitted are hereby approved. Works shall be undertaken in accordance with the approved details listed below:

- Remediation & Enabling Works Strategy - Don Street. E3P. Report Ref: 14-554-R2 Rev 7. Date: January 2023
- FRA & Outline Drainage Strategy - Don Street Middleton. Prepared by RSK Ltd. Report Ref: 882333 R1 (02). Date: May 2021.
- Adoptable Drainage Layout - Sheet 1, 2 and 3 (Revision P14). Ref: 40-01-01 - 03. Date: 23rd November 2022.
  - o - Foundation Plan (Sheet 1 of 4). Drawing Number 5639/ Fd / 01. Revision B. Prepared by Coopers. Date: 3rd March 2022
  - o - Phase I + II Geo-Environmental Site Assessment report. Land off Don Street Middleton. Prepared by E3P. Report Ref: 14-554-R1-2. Date: December 2022.
- Supplementary Assessment (Controlled Waters). - E3P. Don Street. Middleton. Prepared by E3P. Report Ref: 14-554-L5-1. Date: 22nd November 2022. - E3P.Ref: 14-554-L5-2. Date January 18th 2023
- Method Statement. Dewatering Plan - V1.2. Prepared by Urban Regen. Ref: 367/004. Date: 12th January 2022.
- Method Statement - Mechanical Mixing, Screening, Particle Size Reduction Remedial Works. Area B (Former Landfill). Prepared by Urban Soil Solutions. Report Ref: MS 367-03 (Rev 03). Date: Not specified.
- Performance Specification Consolidation of Abandoned Mine Workings - E3P. Don Street Middleton. 14-554-R6- Rev 2 Date Issued: February 2023
- Ascerta Invasive Species - Method Statement Don Street, Rochdale Ref: P.1580.21 Rev C Date; Feb 22nd 2023
- River Bank Sections - KH002-E-501 Rev D Date 21st February 2023 - KH002-E-501 Section F
- River Corridor Habitat Creation & Management Plan - P.580.21A - Ascerta Feb 2023
- Longitudinal Sections - 40-02-07 - Sheet 7 of 7
- River Bank Geo Grow - GE2305\_ID\_RevB\_C February 22/02/223

- 20 No development shall take place, which requires access from the south eastern access point adjacent 555 Oldham Road, unless the removal of the Oldham Road bus stop has been undertaken in conjunction with Transport for Greater Manchester.

Reason: In the interests of Highways safety and the ability to provide adequate visibility splays for construction vehicles, in accordance with Core Strategy Policies T1 and T2 and the NPPF.

Reason for pre-commencement: The works necessary are a matter of highway safety and must be in place prior to any instances of construction vehicle movement at this access point.

**OFFICER RESPONSE:** Rochdale Highways officers have confirmed that the bus relocation in conjunction with TfGM is at an advanced stage and that the condition can therefore be discharged.

Yours faithfully,

Daniela Ripa  
Interim Head of Planning Services