



PLANNING AND DEVELOPMENT

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Mr James Borley
Avison Young
11 York Street
Manchester
M2 2AW
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00797/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditons 3 (Construction Management Plan), 4 (Site Investigations), 5 (Surface and Foul Water Drainage Scheme), 6 (Finished Floor Levels) and 7 (Materials) of planning permission 24/01251/VRCON
Location:	Land At Whitworth Road (Dunelm) Car Park , Whitworth Road, Rochdale, OL12 0TY

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 Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
- a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;
 - e. the provision of wheel washing facilities; and
 - f. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise construction disturbance and detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G8 of the Core Strategy, Policies JP-P1 and JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure that a safe construction site can operate adjacent to a public car park and in the interests of protecting the public realm and the wider environment.

Officer Response: The Construction Management Plan by JAD Consulting Risk Management, Issue Nr.1, Date 3rd May 2025, received by the Local Planning Authority on 1st August 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 4 No development (other than works of site preparation) 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) details of site investigations and assessment to identify the potential extent, scale and nature of contamination on site.
- 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.

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 buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: The Ground Investigation Report by GEOL Consultants Ltd, Project No: GEOL23-7910, Date: 26/01/2024, Issue 2, received by the Local Planning Authority on 15th September 2025, has been reviewed and, in part, is considered acceptable.

The Council's Environmental Protection Officer has advised that the Ground Investigation Report in Section 7.4 says: "It is advised that any soils imported are in accordance with the guidance in the latest edition of the YALPAG document 'Verification Requirements for Cover Systems'".

The result of following this guidance would need to be submitted to the Local Planning Authority and can be considered to constitute a verification report as per Condition 4 of planning permission 24/01251/VRCON. For this reason, the condition can only be partially discharged.

- 5 No development shall take place until such time as full details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include construction details of any drainage attenuation, flow control and outlet connection to culvert. The details shall also include provision or a short Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage, manage the risk of flooding and pollution and 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, Policy JP-S4 of the adopted Places for Everyone Joint 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: Drawing No: 8956-HJCE-00-XX-DR-C-3000 Rev P01 - Drainage Layout, received by the Local Planning Authority on 1st August 2025 and emails from the agent dated 26th September 2025, 21st October 2025 and 7th November 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 6 No development (other than works of site preparation) shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall 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 condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Officer Response: Drawing No: 8956-HJCE-00-XX-DR-C-3000 Rev P01 - Drainage Layout, received by the Local Planning Authority on 1st August 2025, has been reviewed and is considered acceptable. The requirements of this condition have therefore been satisfied.

- 7 Notwithstanding any details of materials contained within the application, no above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

For the avoidance of doubt, Material H (Off-white through colour render - K-Rend Silicone TC15 Ash White) shall not be utilised.

The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response: Drawing No: 11390 CD D02 - Hard Surfacing Materials, received by the Local Planning Authority on 1st August 2025 and Drawing No: 11390 CD D01 Rev A - Proposed Materials and Drawing No: 11390 CD E01 Rev A - Proposed Elevations, received by the Local Planning Authority on 27th November 2025, have been reviewed and are considered acceptable. The materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services