



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00336/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (Coal Mining), 6 (Remediation), 7 (CTMP and CEMP), 8 (Drainage) and 9 (Piling) of planning permission 23/00852/PSID (Erection of a two-storey school building, with associated access, parking, refuse store, outdoor recreation facilities, landscaping and ancillary works)
Location:	Land North Of West Starkey Street, 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:

5 No development shall commence until:

- o A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity
 - o 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 made safe and stable for the development proposed.
- Confirmation of the details of any required remediation works and/or mitigation measures (or lack thereof if not required) to address land stability shall be submitted to the Local Planning Authority. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to occupation of the development, 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 shall be 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: This is in order to ensure the safety and stability of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: In order to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site.

OFFICER RESPONSE: The submitted Site Investigation and Remediation reports; (Report Refs: 19522-HYD-XX-XX-RP-GE0002-S2-P04 BORE HOLE; P-1010R Rev C; P-1098R_SRA Rev A), are approved in relation to this condition. To comply with the condition, works shall be carried out in accordance with the approved documents.

- 6 No development shall take place unless a detailed remediation scheme to bring the site to a condition suitable for the intended use through removal of unacceptable risk to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of the development hereby approved, the approved remediation scheme shall be fully implemented including finishing the recommended investigation and gas monitoring, as set out in Section 9 of the approved 'Ground Investigation' Report. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme, a validation report shall be prepared and submitted to the Local Planning Authority for Approval.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Any contamination on or within the land needs to be identified and a suitable remediation plan agreed prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

OFFICER RESPONSE: The submitted Site Investigation and Remediation reports; (Report Refs: 19522-HYD-XX-XX-RP-GE0002-S2-P04 BORE HOLE; P-1010R Rev C; P-1098R_SRA Rev A), are approved in relation to this condition. To comply with the condition, works shall be carried out in accordance with the approved documents and a Verification Report shall be submitted to and approved by the Local Authority prior to first occupation of this phase of development in accordance with the approved phasing plan.

- 7 No development shall take place until such time that a Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) is submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following as a minimum:

- Details of cumulative traffic impact and associated traffic management plan
- Details of the management of abnormal loads and measures to protect the highway and other road users
- Details of the arrangements for vehicles of site operatives and visitors (within the site and surrounding area)
- Management of deliveries to site, including how it is intended to mitigate against HGVs arriving when the site is closed, and the impact of HGVs arriving on site later than planned (e.g. as a result of delays on the road network)
- The loading and unloading of plant and materials (within the site), including times of access and egress
- The storage of plant and materials used in construction of the development
- The erection and maintenance of security hoardings
- Wheel washing facilities, including measures for keeping the highway and surrounding public rights of way clean and clear of debris
- Measures to control the emission of dust and dirt during construction
- Measures to prevent disturbance to adjacent properties from noise and vibration, including piling
- A scheme for recycling/disposing of waste resulting from any demolition and/or land clearance activities (prohibiting fires or burning on site)
- Method statement(s) and details in relation to any excavation required of Public Rights of Way (PROWs) or adopted highways in order to lay any required assets or equipment relating to the development.
- Contact details of site manager to be advertised at the site in case of issues arising

The approved Method Statement shall be adhered to throughout the construction period.

Reason: To minimise the detrimental effects to the natural environment and amenity of nearby residents through the risk of pollution during the construction phase, in accordance with Policies DM1, G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: The submitted CEMP (Version 02 (March 2024), is approved. To comply with the condition, works shall be carried out in accordance with the approved document.

- 8 No development shall commence 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 schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation should include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s.
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD
- (iv) Drainage plans to demonstrate that a restricted surface water flow rate to public sewer is 5 l/s.
- (v) A plan that is based upon below ground drainage outline drainage strategy reference FS0911 AJP ZZ 00 D C - 1000/P02 dated 10/08/23 by AJP Consulting Engineers
- (vi) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable

(vii) Foul and surface water shall drain on separate systems
The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to occupation of the proposed development, the drainage schemes 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 and to manage the risk of flooding and pollution.

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

OFFICER RESPONSE: The submitted Flood Risk and Drainage reports and drawings (FS0911-AJP-ZZ-XX-T-C-3000 Version P03; FS0911 AJP ZZ-00-D-C-1000/P03; FS0911-AJP-ZZ-00-D-C-1305/P01), are approved. To comply with the condition, works shall be carried out in accordance with the approved documents.

- 9 No piling or any other foundation designs using penetrative methods shall take place unless a scheme for such works, that demonstrate that there is no resultant unacceptable risk to groundwater or land stability, has first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm land stability or groundwater resources in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: The submitted Foundation Works Risk Assessment (P-1098FWRA Rev B), is approved. To comply with the condition, works shall be carried out in accordance with the approved document.

Yours faithfully,

Melanie Hale
Head of Planning Services