



PLANNING AND DEVELOPMENT

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Our ref: 24/00719/DOC
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Date: 17 July 2025

Miss Shannon Cooke
Kellen Homes
1st Floor, 103 Dalton Avenue
Birchwood
Warrington
Cheshire
WA3 6YF
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00719/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 8 (Validation Report), condition 22, 23 and 24 (S38/S278), condition 25 (Landscaping Plan), condition 26 (Suds Management Plan) and condition 28 (Acoustic Statement from Hepworth Acoustics) of planning permission 23/00070/VRCON
Location:	Hexpol Tpe Ltd , Don Street, Middleton, M24 2GG,

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

Conditions and Reasons:

- 8 The development shall be completed with regard to investigation and risk assessment (contamination) in complete accordance with the approved details Phase I and II Geo-Environmental Site Assessment report, Supplementary Assessment (Controlled Waters) report, Remediation & Enabling Strategy, Method Statement (Mechanical Mixing, Screening, Particle Size Reduction Remedial Works) and Specification for the Consolidation of Abandoned Mine Workings report as set out in Condition 2.

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.

Prior to occupation of any dwelling hereby approved, a verification report shall be provided to the Local Planning Authority for approval.

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.

Officer Response: This condition was dealt with under application ref: 24/01119/DOC.

- 22 No part of the development shall be occupied until the following highway improvement works at the proposed junction with Oldham Road have been implemented in accordance with details (including their layout, design and surfacing) which have first been submitted to and approved in writing by the Local Planning Authority:

- i. A pedestrian crossing over the carriageway of Oldham Road;
- ii. A pedestrian crossing over the site access.

Reason: In order to secure improvements to the highway network to ensure safe and convenient access and circulation for vehicle traffic, to prevent obstruction of the highway and to provide improved public transport linkages to the site in the interests of road and pedestrian safety in accordance with the requirements of Unitary Development Plan policies A/3, A/8, A/9 and A/10, and the National Planning Policy Framework.

Officer Response: Drawing No: 40-22-05 Rev P12 - External Works Sheet 5 of 5, Drawing No: 40-09D Rev P1 - Section 38 Phase 3 & S278 Combined Plan, Drawing No: 41-06-02 Rev P4 - S278 Signing and Lining, received by the Local Planning Authority on 22nd July 2024 and the email from Kellen Homes Limited dated 10th April 2025 with photo evidence of the works carried out, have been reviewed and are considered acceptable. The requirements of the condition have therefore been satisfied.

- 23 No part of the development shall be occupied until a scheme for the creation of a self-enforcing 20mph zone along all new estate roads within the site relating to that phase has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the duly approved details before the final dwelling to be served by that road is first occupied.

Reason: In order to ensure adequate traffic calming measures along new estate roads in the interests of highway and pedestrian safety in accordance with the requirements of policies T2, P3 and DM1 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: Drawing No: 40-22-05 Rev P12 - External Works Sheet 5 of 5, Drawing No: 40-09D Rev P1 - Section 38 Phase 3 & S278 Combined Plan, Drawing No: 41-06-02 Rev P4 - S278 Signing and Lining, received by the Local Planning Authority on 22nd July 2024 and the email from Kellen Homes Limited dated 9th July 2025 with photo evidence of the works carried out, have been reviewed and are considered acceptable. The requirements of the condition have therefore been satisfied.

- 24 No part of the development accessed from Oldham Road shall be occupied until, the Traffic Regulation Order for restriction of on street parking on Oldham Road is implemented and the new off-street parking as identified to rear of properties on the northern edge of Oldham Road is made available for use.

Reason: In the interests of highway safety and the provision of safe and adequate parking, in accordance with Core Strategy Policies T1 and T2 and the NPPF.

Officer Response: Drawing No: 40-22-05 Rev P12 - External Works Sheet 5 of 5, Drawing No: 40-09D Rev P1 - Section 38 Phase 3 & S278 Combined Plan, Drawing No: 41-06-02 Rev P4 - S278 Signing and Lining, received by the Local Planning Authority on 22nd July 2024 and the email from Kellen Homes Limited dated 24th April 2025 with photo evidence of the works carried out, have been

reviewed and are considered acceptable. The requirements of the condition have therefore been satisfied.

- 25 Notwithstanding the details shown on the approved plans, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: This condition was dealt with under application ref: 24/01119/DOC.

- 26 No part of the development shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development is submitted to and approved in writing by the local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Officer Response: This condition was dealt with under application ref: 24/01119/DOC.

- 28 Notwithstanding the approved Noise & Vibration Assessment (P21-051-R01v6), no part of the development shall be occupied until full details of any noise mitigation measures have been submitted to and approved by the Local Planning Authority. These measures shall include:

- i. Acoustic barriers to residential gardens; and
- ii. Glazing, external walls, and ventilation specifications

A verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling requiring upgraded acoustic mitigation measures.

Reason: To safeguard the living conditions of future residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Officer Response: This condition was dealt with under application ref: 24/01119/DOC.

Yours faithfully,

Melanie Hale
Head of Planning Services