



Mr Richard Purser
Plan Red Ltd
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3 Piccadilly Place
Manchester
M1 3BN
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
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Application No:	22/01208/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (tree clearance) and 9 (construction management plan) on planning permission 22/00336/FUL
Location:	Former Central Retail Park, Richard Street, Rochdale

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

Conditions and Reasons:

- 4 No clearance of trees and shrubs shall take place during the bird nesting season (March to September, inclusive) unless a suitably qualified ecologist has surveyed to determine the presence or absence nesting birds prior to any vegetation works or clearance, and a Report of that survey has been submitted to and approved in writing by the Local Planning Authority. If any bird nests are present a method statement that sets how the nest is to be protected until young have fledged shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall be implemented as approved.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Core Strategy G7 and the NPPF.

OFFICER RESPONSE: The submitted TEP Letter dated 23 August 2022 (9542.001) is approved in relation this condition. To comply with the condition, works shall be carried out in accordance with the approved document.

- 9 Notwithstanding the details of the submitted Rochdale Neighbourhood Enabling Works - Construction Management Plan, prepared by Willmott Dixon, dated February 2022, no development shall commence until a revised Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, to provide amended details of the proposed Gate 2 access which shall includes details of swept path drawings for the access and details of any widening works to accommodate said access. The approved Construction Management Plan shall be adhered to throughout the duration of the enabling works unless otherwise agreed in writing by 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: In order to ensure that highways safety is considered from the outset of any works.

OFFICER RESPONSE: The submitted Construction Management Plan (September 2022) and Construction Management Plan - Proposed Access Arrangement at Gate 2 (NHRH-FC-XX-XX-DR-D-0010 Rev P01) are approved in relation this condition. To comply with the condition, works shall be carried out in accordance with the approved documents.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services