



Mrs Hayley Knight
SATPLAN Ltd
The Bridgewater Complex
36 Canal Street
Liverpool
L20 8AH
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01373/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (CMP), 4 (site investigation), 5 (drainage) and 6 (ffl) on planning permission 20/00562/FUL
Location:	Land At , Rochdale Road East And Roeacre 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:

- 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. The CMP shall include details of the following:
- (i) hours for construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).
 - (ii) the route of access and parking of vehicles of site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development;
 - (v) the erection and maintenance of security hoarding;
 - (vi) wheel washing facilities;
 - (vii) any external lighting of the site.

The duly approved CMP shall be adhered to throughout the construction period.

Reason: To minimise detrimental effects to the amenity of surrounding residential occupiers and dangers to highway safety during the construction phase in accordance with Policies DM1, T2, and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents and users of the highway prior to commencement of any building or engineering works on site.

Decision: The submitted Construction Environmental Management Plan by Challenger Building Services LTD dated 24/08/2022 is accepted.

The development shall be carried out in strict accordance with the approved document in order to comply with the requirements of the condition.

- 4 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, has been submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological 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 demonstrating the completion of works set out in the approved remediation strategy shall be submitted to, and approved in writing, by the local planning authority before any part of the development hereby approved is first occupied.

Reason: To prevent pollution of the environment and 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 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.

Decision: The submitted Phase II Geoenvironmental Site Assessment ref. 16-218-R1-1 and remediation and Enabling Works Strategy ref. 16-218-R2-1 by e3P are accepted.

The development shall be carried out in accordance with the approved remediation strategy in order to comply with the requirements of the condition.

A further submission will be required to provide a verification report to demonstrate the effectiveness of the remediation strategy prior to the first occupation of any unit.

- 5 Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems and only

combined at the site's final outfall manhole in accordance with Building Regulations Part H5 (2020). Details of how the drainage scheme will be maintained and managed after completion shall be provided in the form of a Maintenance Document. For the avoidance of doubt, the surface flow rate shall be attenuated to 5 litres per second and the drainage scheme shall be in general accordance with that shown on drawing ref. 19-3422 Dr01-p1 BY STL Projects Ltd. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted, retained as such thereafter and maintained in accordance with the approved details.

Reason: 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 policies EM7 and EM/8 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.

Decision: The following plans and documents are accepted:

- o Drainage Design for Proposed Devel. by CJ Emm Ltd. which comprises a layout plan, plan of catchment areas and micro-drainage tables.
- o Drainage Layout -drg ref 23090/D1-B dated 12.01.23 by PWA (Philip Wright Associates)

The development shall be carried out in accordance with the approved plans/documents in order to comply with the requirements of the condition.

- 6 No development shall take place until finished ground and floor levels for the proposed buildings 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 prior to the first occupation of the development.

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: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The submitted plan 20-09/SL and Proposed Timber Frame Section is accepted.

The development shall be carried out in accordance with the approved plans in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services