ROCHDALE BOROUGH COUNCIL

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Our ref: 20/01488/DOC
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Date: 21 May 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01488/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with Schedule 2: 15 (investigation and risk assessment), 16 (mine entry and coal mine), 19 (foul drainage scheme), 20 (surface water drainage), 21 (CMS), 22 (CTMP) 23 (CEMP: Biodiversity), 25 (Landscape and Habitat Creation Management Plan), 26 (invasive species statement), 27 (Arboricultural Impact Assessment), 28 (water main protection) and 34 (external lighting) on planning permission 16/01399/HYBR**
Location:	**Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of J19 Of M62,**

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

Conditions and Reasons:

15 No development shall take place in any phase of development 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. a survey of the extent, scale and nature of contamination

ii. an assessment of the potential risks to: o 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 building(s) hereby approved are first occupied.

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.
Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and 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.

OFFICER RESPONSE: At the time of writing this letter, the details submitted in respect of this condition remain under review by statutory consultees. These documents are not yet approved and a further decision letter will be issued upon receipt of final consultation responses.

16 No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase:
i. The submission of a scheme of intrusive site investigations for the mine entry for approval;
ii. The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;
iii. A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations.
In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application:
i. The submission of a report of findings arising from both of the intrusive site investigations;
ii. The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone;

iii. The submission of a scheme of treatment for the mine entry on site for approval
iv. The submission of a scheme of remedial works for the shallow coal workings for approval;
The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.
Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.
Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

OFFICER RESPONSE: The submitted scheme for Intrusive Site Investigations comprising the Coal Mining Risk Assessment (ref: A117337 CMRA Rev 2) and Refined Coal Mining Risk Assessment (ref: A117337 RCMRA Rev 2) are approved in relation to this condition and in respect of the site area as specified in this. To comply with the condition, works shall be carried out in accordance with the approved documents.

19 No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has be submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for

each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.
Reason: To ensure the appropriate disposal of foul waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.
Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

OFFICER RESPONSE: The submitted documents as listed below are hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents.

- RM Drainage Strategy (ref: A104444-8-21-C-SK-13A Revision A April 2021)

- Foul & Surface Water Drainage Strategy (ref:A117337 Rev 2 April 2021)
- Phase 1 Highway Drainage General Arrangement Sheet 1 Of 2 (ref: Ph1.0501 P02 April 2021)
- Phase 1 Highway Drainage General Arrangement Sheet 2 Of 2 (ref: Ph1.0502 P01 April 2021)
- Proposed Plot 1 Drainage General Arrangement (ref: 3594-WYG-00-XX-DR-D-0100 T04)

20 No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted.
The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.
Reason: To ensure the appropriate disposal of surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.
Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

OFFICER RESPONSE: The submitted documents as listed below are hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents.

- RM Drainage Strategy (ref: A104444-8-21-C-SK-13A Revision A April 2021)

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o Proposed Plot 1 Drainage General Arrangement (ref: 3594-WYG-00-XX-DR-D-0100 T04)

21 No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following:
i. the amount of construction vehicles movements and vehicular routes
ii. construction delivery hours
iii. the parking of vehicles of site operatives and visitors;
iv. loading and unloading of plant and materials;
v. storage of plant and materials used in constructing the development;
vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
vii. wheel washing facilities;
viii. measures to control the emission of dust and dirt during construction;
ix. a scheme for recycling/disposing of waste resulting from demolition and construction works;
x. details of noise reduction measures
xi. measures for the protection of the natural environment from accidental spillages, dust and debris;
xii. hours of construction, including deliveries; and
xiii. measures for protection of the existing water mains and sewers within the site.
xiv. Details of post construction restoration of public rights of way.
For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.
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 construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.
Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

OFFICER RESPONSE: The submitted Construction Method Statement (Rev 2, 27-04-21) is approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

22 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:
- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.

- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.
For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.
Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

OFFICER RESPONSE: The submitted Construction Traffic management Plan (Rev 2, 27-04-21) is approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

23 No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:
i. Identification of "biodiversity protection zones".
ii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
iii. The location and timing of sensitive works to avoid harm to biodiversity features.
iv. The times during construction when specialist ecologists may need to be present on site to oversee works.
v. Responsible persons and lines of communication.
vi. Use of protective fences, exclusion barriers and warning signs.
The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

OFFICER RESPONSE: The Submitted Construction Environmental management Plan (ref: CW20-010-RPT-003 Rev 1 Nov 2020) is hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

25 No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCM) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.
a) Description and evaluation of features to be created and/or managed.

b) Ecological trends and constraints on site that might influence management.

c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organization responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.
The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.
Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.
Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

OFFICER RESPONSE: The Submitted LHCMP (ref: CW20-010-RPT-008 Rev 2 April 2021) is hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

26 No development shall take place on any phase of development, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within that particular phase, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.
Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

OFFICER RESPONSE: The Submitted Invasive Plant Species Management Plan Oct 2020 is hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

27 No development shall take place on any phase of development until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site relating to that particular phase of development has been submitted to and approved by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.
Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and

DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

OFFICER RESPONSE: The submitted AIA and AMS (ref: TRE/LASH/Com Nov 2020) are hereby approved in relation to the site area specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents.

28 No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: In the interest of public health and to ensure protection of the public water supply, and as required by United Utilities.
Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

OFFICER RESPONSE: The submitted documents as listed below are approved in so far as they relate to works across the Reserved Matters Application (20/01480/REM) area, on the provision that no vehicles cross the bailey bridge at the water main as shown on Plan 0205 S2 P8 Proposed Water Main Mitigation, and no earthworks commence south of the water main, until such time that the applicant first issues bridge details to UU and UU approved these. The bridge details shall confirm:
a. that the bailey bridge and its supporting structure does not impose a loading at the crown of the water trunk main asset greater than 8.5kN/m².
b. that the bailey bridge and its supporting structure is in a good condition for its use.

c. that the maximum loading the Bailey bridge was originally designed to carry will not to be exceeded during applicant's proposed works.
Plans/reports approved
- Method Statement for working Adjacent to UU Asset 06/04/2021)
- Plan 0205 S2 P8 Proposed Water Main Mitigation
- SOHW-WYG-00-XX-C-90-0005 - P02 - SPINE ROAD - CUT AND FILL ANALYSIS

- SOHW-WYG-00-XX-C-90-0112 - P02 - Plot 1 CUT AND FILL ANALYSIS
- SOHW-WYG-00-XX-C-90-0145 - P06 - SOUTH WEST PLATEAU - CUT AND FILL ANALYSIS
- SOHW-WYG-00-XX-C-90-0155 - P05 - SOUTH EAST PLATEAU - CUT AND FILL ANALYSIS

34 No development shall take place within any phase of development until details of all external lighting relevant to that phase has been submitted to and approved in writing by the local planning authority. The lighting shall be installed, operated and maintained in accordance with the approved details.
Reason: In the interests of amenity and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
Reason for pre-commencement condition: Design and provision of adequate protection for road users and future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction

OFFICER RESPONSE: At the time of writing this letter, the details submitted in respect of this condition remain under review by statutory consultees. These documents are not yet approved and a further decision letter will be issued upon receipt of final consultation responses.

Yours faithfully,



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Signed on behalf of the Council