



PLANNING AND DEVELOPMENT

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Mr Daniel Pound
DLA Architecture Limited
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LS1 2AD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00103/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (contamination), 6 (metrolink footpath) and 9 (cycle store) on planning permission 24/00668/FUL
Location:	Atom Valley Innovation Centre, Plot R, Kingsway Business Park, Michael Faraday Avenue, Rochdale, OL16 4FW,

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 take place until such time as a remediation strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be take account of the contents and the recommendations of the submitted Phase I Geo-Environmental Assessment by BWB Consulting dated July 2022, and Phase II Geo-Environmental Assessment BWB ref. 232081 dated May 2024.

The remediation strategy shall be implemented as approved, and following the completion of the remedial works and prior to the first occupation of the approved development, a verification report to demonstrate the effectiveness of the agreed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is adequately remediated in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted remediation strategy by BWB ref. PLR-BWB-ZZ-XX-RP-YE-0001_RS is accepted. The development shall be carried out in accordance with the approved remediation strategy and a validation report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development in order to comply with the requirements of the condition.

- 6 A) The footpath between Kingsway Business Park Metrolink Station and Michael Faraday Avenue shall not be closed off until such time as details of a temporary path

to be made available throughout the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The temporary path shall be made available prior to the closure of the existing path and shall be retained until a permanent replacement has been made available for use.

B) The development hereby approved shall not be occupied until such time as the detailed design of the replacement footpath between Kingsway Business Park Metrolink Station and Michael Faraday Avenue has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of the surfacing materials and lighting.

The footpath shall be delivered in complete accordance with the approved details and made fully available for use prior to the first use of the development hereby approved and retained as such thereafter.

Reason: In the interest of maintaining routes for sustainable modes of transport in accordance with policies DM1 of the adopted Rochdale Core Strategy, Policy JP-C1 and JP-C3 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details of the footpath as set out on the plan 'Diverted Metrolink Footpath Diversion - Phasing' ref. SMMC DLA XX 00 DR A 99115 rev. P03 by DLA Architecture is accepted. The development shall be carried out in accordance with the approved details including the phasing as set out on the plan in order to comply with the requirements of the condition.

The details of the replacement footpath as set out on the following plans is accepted:

**PLR-BWB-HWY-XX-D-C-0102 rev. P02 - General Arrangement
PLR-BWB-HWY-XX-G-C-1300 rev. P01 - Indicative Street Lighting
PLR-BWB-HWY-XX-D-C-1200 rev. P02 - Proposed Road Markings
PLR-BWB-HWY-XX-D-C-1101 rev. P02 - Proposed Kerbing Layout
PLR-BWB-HWY-XX-D-C-0701 rev. P02 - Proposed Construction Layout
PLR-BWB-HWY-XX-D-C-0601 rev. P03 - Proposed Finished Levels**

The footpath shall be delivered in accordance with the approved plans prior to the first occupation in order to comply with the requirements of the condition.

- 9 Notwithstanding and details provided within the application, the development hereby approved shall not be occupied until such time as details of the cycle shelter as shown on the approved Site Plan have been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in accordance with the approved details and made fully available for use prior to the first occupation of the approved development.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport, in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the cycle shelter as set out on the plan ref. SMMC-DLA-XX-00-DR-A-99005 rev. P05 is accepted. The cycle shelter shall be installed in accordance with the approved details and made available for use prior to the first occupation of the approved development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services