ROCHDALE BOROUGH COUNCIL

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Date: 8 October 2021

Mr Thomas Relph
Russell Homes (UK) Ltd
13 Westpoint Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01596/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with partial discharge of Schedule 2 Conditions 15 (contaminated land risk assessment), 16 (intrusive site investigation), 17 (WSI), 19 (foul drainage scheme), 20 (surface water drainage scheme), 21 (CMS), 22 (CTMP), 23 (CEMP), 24 (noise mitigation scheme), 25 (LHCM Plan), 26 (Japanese Knotweed Scheme), 27 (Arboricultural Assessment), and 34 (Street Lighting) on planning permission 16/01399/HYBR**
Location:	**Land In The South Western Part Of The South Heywood Masterplan Scheme, Which Is Located On Land Bound By Manchester Road And Hareshill Road West Of Junction 10 Of The M62 In 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:

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,
- 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 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: The submitted reports; Phase II Geo-environmental Site Assessment (Ref: 13-417-R1-1) & Ground Gas Addendum Report Phase 6 (Ref:13-417-R4-1) are approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents and a Verification Report shall be submitted to and approved by the Local Authority prior to first occupation of this phase of development in accordance with the approved phasing plan.

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 report Phase II Geo-environmental Site Assessment (Ref: 13-417-R1-1) is approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

17 No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

a). A phased programme and methodology of investigation and recording to include:

- a historic building survey
- archaeological evaluation
- informed by the above, more detailed targeted excavation (subject of a new WSI)

b). A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

c). Dissemination of the results commensurate with their significance.

d). Provision for archive deposition of the report and records of the site investigation.

e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

OFFICER RESPONSE: The submitted Archaeological Written Scheme of Investigation (PN1917) is approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. The condition is therefore partially discharged so as to allow works to begin. To comply with the condition, initial works shall be carried out in accordance with the approved document. Following initial evaluation trenching any further archaeological investigation required by results, followed by post-excavation analysis and reporting of the results, dissemination and archiving shall be carried out in accordance with a scheme to be submitted to the LPA for approval in writing.

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; Drainage Strategy Engineering Layout (40-01-P2), Hydrobrake Detail (40-19-P1), and Phase 1 Drainage Layouts 1 and 2 (01-02/01 & 02-01/02) are approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents and completed prior to occupation of the development.

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; Drainage Strategy Engineering Layout (40-01-P2), Hydrobrake Detail (40-19-P1), and Phase 1 Drainage Layouts 1 and 2 (01-02/01 & 02-01/02) are approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. To comply with the condition, works shall be carried out in accordance with the approved documents and completed prior to occupation of the development.

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 Management Plan (Phase 6- version 1 20202 Rev B) is approved in relation to this condition and in respect of the Phase 6 site area as 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:

o Construction operating hours and vehicle delivery hours.
o Location of proposed construction compounds and lay-down areas.
o On-site construction vehicle parking and manoeuvring.
o 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.
o Off-site construction HGV routing for each delivery phase.
o Driver incentive / disciplinary procedures to ensure suitable HGV routing.
o Construction HGV haulage route signage strategy.
o Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
o Management and procedures for access by abnormal loads.

o Programmed duration and timing of short term material import / export HGV campaigns.
o 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 (Ref: AM/1220) is approved in relation to this condition and in respect of the Phase 6 site area as 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 (CW20-010-RPT-004 Dec 2020) is approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. To comply

with the condition, works shall be carried out in accordance with the approved document.

24 No development shall take place on any phase of development until a scheme of noise mitigation measures has been submitted to and approved in writing by the Local Planning Authority, demonstrating that all residential units within that particular phase of development shall achieve the following internal and external noise levels:

o 35 dB(A) Leq (16 hour) in the bedrooms between the daytime hours 7 am and 11pm to protect daytime resting;
o 30 dB(A) Leq (8 hour) in the bedrooms between the night-time hours of 11pm and 7am;
o 35 dB(A) Leq (16 hour) in the living room/s between the daytime hours of 7 am and 11pm;
o 40 dB(A) Leq (16 hour) in any dining rooms during daytime hours;
o Noise in external amenity areas shall aim to achieve the guideline values given in BS8233:2014 and ProPG or the lowest practicable levels in accordance with BS8233:2014 and ProPG; to a maximum of 58 dB(A);
o Maximum instantaneous sound levels should not exceed 45 dB(A) Lmax,fast measured in bedrooms more than 10 times per night; and
o Any sound associated with existing and/or proposed industrial/commercial premises shall not result in the predicted Rating Level exceeding the existing typical Background Sound Level at the closest existing or proposed receptors (LA,r = LA90).

All works which form part of the approved scheme shall be completed before the residential units within that phase are occupied and retained thereafter.

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

Reason for pre-commencement condition: Design and provision of adequate protection for 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: The submitted Noise Impact Assessment (50-225-R1-4 Dec 2020) is approved in relation to this condition and in respect of the Phase 6 site area as 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 Landscape and Habitat Creation and Management Plan (CW20-010-RPT-005 Dec 2020) is approved in relation to this condition and in respect of the Phase 6 site area as 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 Species Report Prepared by Ebsford, June 2018, is approved in relation to this condition and in respect of the Phase 6 site area as 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 Arboriculture Impact Assessment and Method Statement Prepared by Mulberry, TRE/LASHP6/Rev.B Dec 2020, are approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. To comply with the condition, works shall be carried out in accordance with the approved document.

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: The submitted Lighting Plans (Ref: 01772-01 and 01772-02) are approved in relation to this condition and in respect of the Phase 6 site area as specified in this application. Further detailed lighting design work shall be developed though the Section 38 agreement. To comply with the condition, works shall be carried out in accordance with the approved plans and Section 38 agreement.

Yours faithfully,

MR Rosa

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Signed on behalf of the Council