



PLANNING AND DEVELOPMENT

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Date: 20 June 2024

Mr Jake Crompton
Stonebond Properties (Manchester) Ltd
Suite 5, Egerton House
Towers Business Park
Didsbury
Manchester
M20 2DX
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00287/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 9, (invasive species), 11 (drainage), 12 (levels) and 22 (piling risk assessment) on planning permission 20/01170/OUT
Location:	Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, 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:

- 9 No development or works of site preparation shall take place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Decision: The measures for the removal and/or long-term management/eradication of invasive species as set out in the document

"Invasive Weed Management Plan" by Knotweed Eradication dated 20th March 2024 are accepted.

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

- 11 No development (other than any demolition, site clearance or preparation works) shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be based upon Drainage Strategy report rev 3 dated 20/6/2023 by Townsend Water Engineering Ltd. and shall include:

- a) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
- b) The background calculations or model information used for the drainage design.
- c) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.
- d) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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 Policy EM/7 of the adopted 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 drainage scheme as set out on the following plans/documents is accepted:

- o Drainage Layout Masterplan drg ref 223-100/EDE-SJP-XX-00-DR-C-0900/P05 dated 24.04.2024 by AJP consultants.**
- o Drainage Layout Sheet 1 drg ref 223-100/EDE-SJP-XX-00-DR-C-0901/P05 dated 19.3.2024 by AJP consultant.**
- o Drainage Layout Sheet 2 drg ref 223-100/EDE-SJP-XX-00-DR-C-0902/P05 dated 19.3.2024 by AJP consultant.**

o **Drainage Maintenance Strategy Report ref. 223-100 rev. P02 dated 19.03.2024 by AJP consultants.**

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

- 12 No development (other than demolition, site clearance or preparation works) shall take place until finished floor levels for the proposed buildings and finished ground levels across the site 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.

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

Decision: The details of finished floor and external site levels as set out on the following plans is accepted:

- Finished Levels and Retaining Wall Masterplan - dwg no. 1400 Rev P04;
- Finished Levels and Retaining Wall Sheet 1 - dwg no. 1401 Rev P04;
- Finished Levels and Retaining Wall Sheet 2 - dwg no. C-1402 Rev P04
- Retaining Walls Detail - dwg no. S-1500 Rev P1.

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

- 22 No piling or any other foundation designs using penetrative methods shall take place until details of penetrative piling for the foundations of buildings have been submitted to and approved in writing by the local planning authority. Such details shall include a risk assessment in connection to the risks to controlled waters in accordance with the Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention National Groundwater & Contaminated Land Centre report NC/99/73. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm groundwater resources in line with the provisions of the National Planning Policy Framework.

Decision: The details of penetrative piling as set out within the document "Pile Design Contamination Risk Assessment," by e3p ref. 16-465-R6 and dated January 2024 is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services