



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: ryan.killeen@rochdale.gov.uk
Our ref: 25/00761/DOC
Enquiries to: Ryan Killeen
Direct Line: (01706) 925964
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Mr Callum Crow
WSP
8 First Street
Manchester
M15 4RP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00761/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (CTEMP (ref: H8544-BAH-XX-XX-HS-CL-321300) and Appendicies) of planning permission 22/01190/FUL
Location:	Land South Of Cowm Top Lane, Castleton, 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:

- 7 No development shall take place, including any works of demolition or vegetation clearance, until a Construction, Traffic and Ecological Management Plan (CTEMP) has been submitted to, and approved in writing by the Local Planning Authority. The

CTEMP shall provide for:

- i. Measures to protect the function/operation and safety of the adjoining Public Rights of Way Network (including the Lower Trows Lane Public Footpath and Cripple Gate

Lane Restricted Byway);

- ii. the parking of vehicles of site operatives and visitors;
iii. access to, and 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 including decorative displays and facilities for public viewing, where appropriate;
vi. measures to reduce mud deposition off-site from vehicles leaving the site, including wheel washing facilities;
vii. measures to control the emission of dust and dirt during construction;
viii. measures to control the noise and vibration output from plant and works;
ix. a scheme for recycling/disposing of waste resulting from demolition and construction works;
x. delivery, demolition and construction working hours;
xi. a method statement addressing reasonable avoidance measures (RAMS) for the protection of the natural environment, including small mammals and amphibians, retained habitats, ponds (from water pollution and runoff), and woodlands to the

south.

The approved CTEMP shall be adhered to throughout the construction period for the development.

Reason: In accordance with Places for Everyone Plan Policy JP-G8, Core Strategy Policies G6, G7, G9 and DM1, and the NPPF; to minimise and manage detrimental effects to residential amenity, the amenity of the area generally and the natural environment from the risk of harm, including from pollution, nuisance/disturbance and highways safety during the construction stage.

Reason for Pre-commencement Condition: Construction/clearance works on-site have the potential to impact residential health and amenity, and the natural environment/habitats from the initial stages. Appropriate safeguards should therefore be put in place prior to works starting.

Decision: The submitted document "Construction, Traffic and Ecological Management Plan" ref. H8544-BAH-XX-XX-HS-CL-321300 rev. C02 by BDW Trading Ltd (trading as Barratt Homes Manchester) received by the Local Planning Authority on 02/10/2025 is accepted.

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

Yours faithfully,

Melanie Hale
Head of Planning Services