



Mr Mike Atkinson
Watergrove cgi
1 Ramsden Road
Wardle
Rochdale
OL12 9LB

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00726/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 on planning permission 22/00845/FUL
Location:	Tapios, Heywood Old Road, Middleton, Rochdale, M24 4QG

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 (including demolition) shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Officers Response: The details submitted in 'Construction Phase Plan' dated 04/07/2023 and 'Construction Site Layout' dated 04/07/2023 in relation to Condition 5

are approved. The development shall not be carried out otherwise than in accordance with the approved method statement.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services