



PLANNING AND DEVELOPMENT

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Our ref: 25/00283/DOC
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Mr Daniel Connolly
Connollys
Kingfisher Business Centre
Burnley Road
Rossendale
BB4 8EQ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00283/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 7 (construction management statement), 8 (contamination remediation approval), 9 (coal mining risk investigation ptc), 10 (CEMP approval ptc), 11 (surface and foul water approval ptc), 12 (soft and hard landscaping approval), 13 (secure cycle storage approval), 16 (sustainable building methods solar panel), 19 (tactile paving and dropped kerbs approval), 20 (boundary details approval), 21 (external lighting approval pto) and 23 (EV charging points approval pto) on planning permission 22/01538/FUL
Location:	Land Off Hanson Close, Middleton, ,

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 Prior to commencement of development, a Construction Management Statement / Construction Traffic Management Plan (to include traffic management details) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall then be undertaken in accordance with the approved statement.

Reason: In the interest of highways safety in accordance with Rochdale Core Strategy policy DM1

The submitted Construction Method Statement is acceptable and is approved.

- 8 Prior to commencement of development and where the site characterisation has identified unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall have been submitted to and approved in writing by the Local Planning Authority. This shall include measures to address ground gas, including mine gas, as set out in the Ground Gas Risk Assessment letter from PWA Geo Environmental dated 03.04.2020, submitted with the application.

The approved remediation scheme shall thereafter be fully implemented. There shall be no variation of the approved remediation scheme unless otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the commencement of the permitted use/development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: In the interest of protecting the health of future occupants and the wider public from land contamination in accordance with Rochdale Core Strategy policy G9.

Officer Comments: The submitted Hanson Close, Middleton Remediation Strategy rev P03 dated 12/05/2025 is acceptable and is approved. The pre-commencement element of condition 8 is therefore discharged.

- 9 No development (excluding site clearance) shall commence until;
- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In the interest of managing the risk of land stability in accordance with Rochdale Core Strategy policy G9.

Officer Comments: The Coal Authority has been consulted on the details within the 'Remediation Strategy Hanson Close, Middleton' submitted to discharge condition 9 and on this basis have advised that the requirements of condition 9 have been complied with. Condition 9 is therefore discharged.

- 10 Prior to commencement of development, a Construction and Environmental Management Plan (to include details on measures to be taken if historic drainage is unearthed that could discharge to the River Irk) shall be submitted to and approved in writing by the Local Planning Authority. The development phase shall be undertaken in accordance with the approved details.

Reason: In order to prevent an adverse impact on the natural environment in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Construction Management Plan including details set out in relation to protection of the River Irk during construction are accepted and approved.

- 11 Prior to the commencement of development, 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 the conclusions of the Flood Risk Assessment & Drainage Strategy by Paul Waite Associates doc ref. 22227-PWA-00-XX-RP-C-1000 P02 (revised within updated Flood Risk Assessment ref 22227-PWA-00-XX-RP-C-1000 P03).

The following details shall be included in the application to discharge the drainage condition(s):

- (i) Construction details of any attenuation that is required for the sustainable drainage design.
- (ii) Details of any new outfall to the river Irk and a copy of correspondence with the EA regarding an application for a new outfall to the river Irk for surface water discharge.
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
- (iv) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (v) 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.
- (vi) Provision of a Management and Maintenance Document explaining how the surface water scheme will be maintained and managed after completion for the lifetime of the development. The document shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The proposed scheme should reflect the findings of investigations into, and remediation and mitigation of, ground conditions associated with coal mining, as required by condition 9 above. This should incorporate a proper assessment of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

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.

There are outstanding technical queries from the LLFA/Drainage Officer in relation to the submitted details. As such the submitted details are not approved and condition 11 is not discharged at this time.

- 12 Prior to commencement of any above-ground works, a fully detailed scheme of soft and hard landscaping, to include details of all tree and shrub planting (including types, numbers, their distribution on site, and those areas to be seeded, paved or

hard landscaped, details of any ground level changes and proposed levels), shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be implemented in full no later than the first planting season following the first occupation of any of the buildings hereby approved. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of achieving high-quality landscaping in accordance with the Rochdale Core Strategy policies DM1 and P1.

The details of hard and soft landscaping indicated on the submitted drawing 22.135_01_002 Rev Z Proposed Site Layout are acceptable and are approved

- 13 Prior to commencement of above-ground works, full details of provision of secure cycle storage (to include CCTV and security lighting) for employees of the approved scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to encourage the uptake of active travel modes by staff in accordance with Rochdale Core Strategy policies T1 and T2

The details of secure cycle storage indicated on the submitted drawing 22.135_01_009 Rev D Cycle Store Details are acceptable and are approved.

- 16 Prior to commencement of any above-ground works, details of sustainable building methods to be incorporated into the development hereby approved, to include an assessment of the use of solar panels to be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and recommendations of the assessment.

Reason: In the interest of reducing greenhouse gas emissions and reducing energy use in accordance with Places for Everyone policy JP-S2.

The details of sustainable building methods set out in the BRUKL Output Document for Middleton Sheet Metal Unit 1 and 2 are acceptable and are approved.

- 19 Prior to commencement of any works to the site entrance, details confirming the provision of tactile paving and dropped kerbs across the entrance shall be 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 interest of pedestrian safety in accordance with Rochdale Core Strategy policies P3, T1 and T2.

Officer Comment: The submitted details of tactile paving and dropped kerbs indicated in:

22.135_01_010_B site access and boundary treatments
24136-PWA-00-XX-DR-C-6000 P01 Section 278 Layout

are acceptable and are approved.

- 20 Prior to the first occupation of any of the buildings hereby approved, a detailed scheme of internal and external boundary treatments, including the design and layout of all gates and fences, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented no later than within one month of the first occupation of any of the approved buildings.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with the requirements of Policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officer Comment: The details of the boundary treatments shown on the submitted drawing 22.135_01_002 Rev Z Proposed Site Layout are acceptable and are approved.

- 21 Prior to first occupation of any of the buildings hereby approved, details of external lighting to the pedestrian walkways within the development site shall be 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 interest of encouraging the uptake of sustainable modes of transport, in accordance with Rochdale Core Strategy policies T1 and T2.

Officer Comment: The details of external lighting to the pedestrian walkways indicated on the drawing titled 22.135_01_011 Rev B - External Lighting are acceptable and are approved.

- 23 Prior to occupation of any of the buildings hereby approved, a scheme for the inclusion of electrical vehicle charging points at each unit shall be submitted to and approved in writing by the Local Planning Authority, to achieve a ratio of one charging point per five car parking spaces. These charge points must have a minimum power rating output of 7Kw and fitted with a universal socket that can charge all types of electric vehicles currently on the market and meet safety and accessibility requirements. These charge points must be at least mode 3 or equivalent. The charging points shall then be implemented in accordance with the approved details at each unit, prior to the first occupation of that individual unit.

Reason: In the interest of supporting the uptake of electric vehicles and reducing greenhouse gas emissions and air pollution in accordance with Places for Everyone policies JP-S2 and JP-P6 and Rochdale Core Strategy policy DM1.

Officer Comment: The details of electric vehicle charging points indicated on the submitted drawing titled 22.135_01_002 Rev Z Proposed Site Layout are acceptable and are approved.

Yours faithfully,

Melanie Hale
Head of Planning Services