



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Claire.Ringwood@Rochdale.Gov.Uk
Our ref: 24/01243/DOC
Enquiries to: Claire Ringwood
Direct Line: (01706) 925844
Date: 28 January 2025

Mr Neil Howard
Molloy Developments Ltd
Chandos House
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01243/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 6 (Construction Method Statement) of planning permission 23/00331/FUL
Location:	Linkside , Sunny Brow Road, Middleton, Rochdale, M24 4BG

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 6 No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
 - vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
 - vii) hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

The development shall be carried out in accordance with the approved CMS.

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, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

OFFICER RESPONSE: The Construction & Environmental Management document by Molloy Developments LTD, Date: 26/11/2024, Revision 0, received by the Local Planning Authority on 19th December 2024, has been reviewed and is considered acceptable. The approved Construction & Environmental Management document shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services