



Mr Paul Tindal
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Leeds
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00968/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (Construction Environmental Management Plan) of planning permission 22/01200/FUL (Erection of two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works)
Location:	Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR

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 until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following:
- (i) the route of access and 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) wheel washing facilities;
 - (vi) any external lighting of the site;
 - (vii) dust management plan;
 - (viii) pollution prevention measures; and
 - (ix) a scheme of fencing to protect the structure planting to the northern boundary and the ditch to the eastern site boundary.

The duly approved CEMP shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to protect the adjacent habitats during the construction of the development in accordance with policies G7, G9 and P3 of the adopted Rochdale Core Strategy, and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the construction process is managed from commencement and measures put in place to protect the adjacent habitats, the amenity of nearby residents and highway safety prior to commencement of any building or engineering works on site.

Decision: The submitted document "Construction Phase Plan" by Glencar Group ref. G1174 is accepted. The development shall be carried out in strict accordance with the approved document in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services