



PLANNING AND DEVELOPMENT

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Date: 28 August 2025

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00693/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 5 (coal mining), 6 (remediation), 12 (landscaping), 13 (boundary treatments), 14 (SUDS), 17 (EV charging), 18 (community use agreement) and 23 (external lighting) on planning permission 23/00852/PSID
Location:	Land North Of West Starkey Street, Heywood,

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 shall commence until:

- o A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity
 - o 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.
- Confirmation of the details of any required remediation works and/or mitigation measures (or lack thereof if not required) to address land stability shall be submitted to the Local Planning Authority. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been, made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: This is in order to ensure the safety and stability of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: In order to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site.

Decision: The Site Investigation by Hydrock submitted under application ref. 24/00336/DOC found the site to be in a safe condition and that no remediation was required (in respect of the risks posed by below ground coal mining legacy features). This opinion was accepted by the Coal Authority. Given there is no need for the remediation of mining risks, the final part of the condition does not need to be discharged. For the avoidance of doubt, the requirements of the condition have been fulfilled and no further submission is required.

- 6 No development shall take place unless a detailed remediation scheme to bring the site to a condition suitable for the intended use through removal of unacceptable risk to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of the development hereby approved, the approved remediation scheme shall be fully implemented including finishing the recommended investigation and gas monitoring, as set out in Section 9 of the approved 'Ground Investigation' Report. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted 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 submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme, a validation report shall be prepared and submitted to the Local Planning Authority for Approval.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Any contamination on or within the land needs to be identified and a suitable remediation plan agreed prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The submitted document "GAS VERIFICATION PLAN AND VALIDATION REPORT" ref. 273-24-292.3184 by asl Environmental dated 30th April 2025 is accepted. The requirements of the condition have been fulfilled.

- 12 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers / densities), existing plants /

trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted landscaping scheme as set out on the drawing "Planting Plan" ref. FS0911-EWA-ZZ-ZZ-D-A-9011 rev. C01 by Ellis Williams is accepted. The approved planting scheme shall be carried out in accordance with the approved details within the first planting season following occupation of the approved use, or within timing which has first been submitted to and approved in writing by the Local Planning Authority.

- 13 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details.

Reason: In the interests of visual appearance, amenity, highway safety and ecology in accordance with adopted Rochdale Core Strategy policies DM1, P3, T2 and G7 and the National Planning Policy Framework.

Decision: The details of boundary treatments set out on the drawing "Fencing Strategy" ref. FS0911- EWA- ZZ- ZZ- D- A- 0424 rev. C01 by Ellis Williams is accepted. The boundary treatments shall be installed in accordance with the approved details prior to the first occupation of the building in order to comply with the requirements of the condition.

- 14 Prior to occupation of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) 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 development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Decision: The details contained within the submitted Drainage Strategy Maintenance Report ref. FS0911-AJP-ZZ-XX-T-C-3020 by AJP dated 4th March

2025 is accepted. The development shall be maintained in accordance with the approved details in order to comply with the requirements of the condition.

- 17 No part of the development hereby permitted shall be occupied until such time that a scheme for the installation of electric vehicle charging points for those space illustrated on the approved 'Proposed Site Plan' with a minimum power rating of 7Kw, universal sockets and at least mode 3 or equivalent is submitted to and approved in writing by the Local Planning Authority. The approved car charge point scheme shall be implemented prior to occupation of each unit.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework

Decision: The details of Electric Vehicle Charging Points as shown on the submitted site plan and within the specification "Rolec EV Single Phase Units," at 7.4kW is accepted. The charging points shall be installed in accordance with the approved details prior to the first use of the approved development in order to comply with the requirements of the condition.

- 18 Use of the development shall not commence until a Community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with UDP Policy G/3 and the NPPF.

Decision: The details contained within the document "Community Use Agreement - Heywood Academy," by Multi Academy Trust dated 8th November 2023, and received by the Local Planning Authority on 15th August 2025. The development shall operate in strict accordance with the terms set out within the approved agreement in order to comply with the requirements of the condition.

- 23 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of external lighting as set out on the following plans and documents is accepted:

FS0911-EWA-ZZ-ZZ-D-E-6330 rev. C01 - PROPOSED EXTERNAL LIGHTING LAYOUT

FS0911-ABE-XX-XX-T-E-008 Rev. P01 - Technical Submittal - No8 LDL Lighting External Lighting Calculations

FS0911-ABE-XX-XX-T-E-009 Rev. P01 - Technical Submittal - No9 LDL Lighting External Luminaires

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

Yours faithfully,

Melanie Hale
Head of Planning Services