



PLANNING AND DEVELOPMENT

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DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 25/00896/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 10 (method statement), 11 (highway condition), 12 (metrolink working management) and 15 (dust management plan) on planning permission 23/01310/FUL
Location: Site At 29-31 And 33-41 Maclure Road, , Rochdale , OL11 1DN,

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

Conditions and Reasons:

- 10 Prior to commencement of development, a comprehensive demolition method statement and construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The demolition method statement shall confirm that any roof tile removal to nos.29-31 Maclure Road will be undertaken by hand to allow for potential bat roosts to be identified, and shall confirm measures to be taken in the event that bat roosts are discovered. The development shall then be undertaken in strict accordance with the approved method statements.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy and in the interest of conserving protected species in accordance with Core Strategy policy G7.

Submitted details:

- Method Statement For Demolition of Redundant shops
- Method Statement For Party Wall To be exposed
- Construction Management Plan Demolition Phase at 29-31 & 33-41 Maclure Road
- Method Statement For Demolition of 2 storey outrigger/ Single storey extension to rear of 29 Maclure Road

The submitted demolition method statements are acceptable insofar as they relate to the demolition phase of development.

If bat roosts are discovered during demolition, any advice received from the Bat Conservation Trust (or any other suitably qualified advisors) should be followed strictly before works continue.

Condition 10 is therefore partially discharged strictly in relation to the demolition phase of development. No further development other than demolition shall commence until a construction method statement addressing all other phases of development has been approved.

- 11 Prior to the commencement of any development, a full condition survey of the adopted highway around the site undertaken in agreement with requirements of the Local Highway Authority shall be submitted to and approved in writing by the Local Planning Authority. The adopted highway around the development site shall either be returned to its pre-development condition or made good as so agreed, to the satisfaction of the Local Planning Authority, no later than 12 months following the first occupation of any element of the approved development.

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

Submitted details: 30215848-ARC-TRA-REP-Corner Plot Highway Condition Survey Rev0.1

The submitted highway condition survey has been reviewed by the Local Highways Authority officer. The survey is acceptable and is approved. The pre-commencement element of condition 11 is therefore discharged.

The highway shall be returned to its pre-development condition within 12 months following the first occupation of the approved development in order to comply with the requirements of the condition.

- 12 No development shall take place, including demolition, until a Construction Management Plan (CMP) with detailed method statements for undertaking the works and risk assessments that shall include agreed requirements of Transport for Greater Manchester, has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall include agreed safe methods of working near to the operational Metrolink line and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink during the works;
- pedestrian management proposals to ensure that suitable pedestrian routes are retained and that pedestrians are not forced to cross the road and potentially into the tramway path;
- loading and unloading of plant and materials;
- construction methods to be used; including the use of any lifting equipment (which must not oversail or be able to oversail the tramway);
- the erection and dismantling of scaffolding, if applicable;
- the erection and maintenance of security hoarding, if used; and;
- measures to control the emission of dust and dirt during demolition and construction

The approved Construction Management Plan and its measures shall be adhered to throughout the construction period for the development.

Reason: To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working near to the Metrolink system, in accordance with saved policy A/18 of the Rochdale Unitary Development Plan.

Submitted details:

- Construction Management Plan - Demolition Phase (24th August 2025, issue 1)
- 29 31 Maclure Road Demolition - Method Statement (24th June 2025)
- Party Wall Station Road Deen House - Method Statement (11th June 2025)
- Station Maclure Road - Method Statement (13th June 2025)

- 29 31 Maclure Road - Risk Assessment
- Station Maclure Road - Risk Assessment
- 02 Safe Use of Mobile Towers
- 03 Safe Use of MEWPS
- Site Plan with offset distances to Metrolink

Transport for Greater Manchester have reviewed the submitted details.

The submitted details of working methods near to the Metrolink line are acceptable and approved strictly insofar as they relate to the demolition phase of development. The condition is therefore partially discharged. No further works except for demolition shall proceed until the condition has been fully discharged on the basis of an approved completed Construction Management Plan addressing all other phases of construction.

- 15 Prior to commencement of development, details of a Dust Management Plan to include each stage of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason: In the interest of avoiding unacceptable impacts on public health from pollution in accordance with Core Strategy policy G9

Submitted details: Construction Management Plan - Demolition Phase (24th August 2025, issue 1)

The Environmental Health officer has been consulted on the submitted details and has made no objection.

The details of dust management set out in section 7 of the Construction Management Plan - Demolition Phase (24th August 2025, issue 1) are acceptable and are approved.

For the avoidance of doubt, the approved details shall be adhered to through all phases of development.

Yours faithfully,

Melanie Hale
Head of Planning Services