



PLANNING AND DEVELOPMENT

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Mr Paul Howitt
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00146/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (pre-commencement -CEMP) on planning permission 24/00327/FUL
Location:	St John C Of E Primary School , Thornham Lane, Rochdale, Rochdale, M24 2SB

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

Conditions and Reasons:

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No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding; and,
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The submitted Site Logistics Plan rev. V4 by B&E Boys Ltd and the Health and Safety Plan dated 7th March 2025 is accepted. The development shall be carried out in accordance with the approved plans and documents in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services