



Hollins Strategic Land
c/o Matthew Symons, Hollins Strategic Land
Suite 4
1 King Street
Manchester
M26AW
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00640/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (Whittle Brook Buffer), 17 (Archaeology Report - Written Scheme of Investigation), 18 (CEMP) and 24 (Phase II Geo-environmental Assessment) of planning permission 18/00869/FUL
Location:	Land South Of Langley Lane And West Of Silver Birch Stables, Birch, Middleton,

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 take place until a scheme for the provision and management of a minimum 5m wide buffer zone, as measured from the centreline of Whittle Brook, shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including any land level changes, lighting, domestic gardens and formal landscaping. The proposed scheme plan shall include:*
- plans showing the extent and layout of the buffer zone including cross sections of the watercourse at the headwall location.*
 - details of all retained riparian trees along the watercourse.*
 - details of any proposed new footpaths, fencing, lighting etc. bordering riparian buffer.*

Reason: To prevent an increased risk of flooding as a result of the development and to ensure maintenance of the Outfall in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

The details of the 5m wide buffer zone and the cross-sections of the watercourse, as indicated in:

Drawing titled Soft Landscaping Plan dated 08.06.22

Drawing 18070/100/2A Longitudinal Sections 1 of 2.
Drawing 18070/100/2 Longitudinal Sections 2 of 2.

Are acceptable and condition 5 is discharged.

- 17 *No development shall take place until a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*
- 1. A phased programme and methodology of site investigation and recording to include:*
 - a) a geophysical survey;*
 - b) an archaeological evaluation through trial trenching;*
 - c) pending results of the above, targeted open-area excavation and recording (subject to an updated WSI).*
 - 2. A programme for post-investigation assessment to include:*
 - a) analysis of the site investigation records and finds;*
 - b) production of a final report on the significance of the heritage interest recorded.*
 - 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
 - 4. Dissemination of the results of the site investigations commensurate with their significance.*
 - 5. Provision for archive deposition of the report, finds and records of the site investigation.*
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Written Scheme of Investigation is acceptable and condition 17 is discharged insofar as it relates to the approval of the WSI. The archaeological works noted in condition 17 must be undertaken in strict accordance with the details set out in the WSI.

- 18 *No development shall take place (including any site clearance or preparation works) until a Construction Environment Management Plan (CEMP), which shall include details of the following, has been submitted to, and approved in writing by the Local Planning Authority:*
- a) the parking of vehicles of site operatives and visitors;*
 - b) access arrangements, as well as turning/manoeuvring facilities, delivery management, vehicle routing and traffic management;*
 - c) hoardings and scaffolding;*
 - d) loading and unloading of plant and materials;*
 - e) storage of plant and materials used in constructing the development;*
 - f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
 - g) wheel washing facilities;*
 - h) measures to control the emission of dust and dirt during construction;*
 - i) a scheme for recycling/disposing of waste resulting from construction works;*
 - j) hours for deliveries to and construction of the site.*

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

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, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Construction Environment Management Plan (revised version 3 received 04.07.2023) is acceptable and condition 18 is discharged.

- 24 *No development shall take place unless and until an investigation and risk assessment to assess the nature and extent of any contamination on the site has been submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and must include:*

i) a survey of the extent, scale and nature of contamination, whether or not it originates on the site;

ii) an assessment of the potential risks to:

- human health,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,*
- adjoining land,*
- groundwaters and surface waters,*
- ecological systems,*
- archaeological sites and ancient monuments;*

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

Remedial works shall be carried out in accordance with the approved report and timetable and a verification report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure the safe development of the site in the interests of the amenity of existing residents and future site occupiers, and of the environment, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Phase-II Geo-Environmental Assessment Report ref JEM/CS042/11333 Rev A dated November 2022 is acceptable and condition 24 is discharged. Based on the findings of the report, no remediation or verification will be required unless contamination not previously identified is found on site during development.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services

