

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition**

APPLICATION REFERENCE: OTH/2025/1200

Applicant DANIEL SHACKLETON SALT SEPARATION SERVICES LTD UNIT 12 FLETCHER ST ROCHDALE OL11 1AE	Agent FRANK SMITH CAMPBELL HOUSE 173 ROCHDALE RD ROCHDALE OL16 3BN
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (CEMP), 4 (Phase 1 PRA), 5 (Drainage) and 6 (Materials) of planning permission 23/01325/FUL

Location: SALT SEPARATION SERVICES LTD, UNIT 12 FLETCHER ST, ROCHDALE, OL11 1AE

Valid On: 3 December 2025

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

Condition(s)

- 3 No development shall take place (including any demolition 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 route of access and 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; e. measures to protect surrounding sensitive receptors from noise, vibration and fugitive dust & debris both during and after the construction phase; and, f. measures to prevent the spread of mud including barrier protection and wheel washing facilities; g. details of any functional lighting of the site during the construction phase of the development; and i. Details of construction hours, including deliveries, which, for the avoidance of doubt, shall be limited to 08:00-18:00 Monday - Friday, 09:00-14:00 on Saturdays and no work on Sundays or Bank Holidays. 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 detrimental effects to the amenity of surrounding residential

occupiers and the natural environment during the construction phase, along with reducing dangers to highway safety in accordance with Policies DM1, T2, G7 and G9 of the adopted Rochdale 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 and construction 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 Construction Environmental Management Plan by James Campbell Associates Limited dated December 2025 has been reviewed by Natural England and the Highways Authority who have advised that the document is acceptable for the purposes of condition 3. The CEMP is therefore approved and shall be adhered to throughout the construction period.

- 4 No development shall take place until such time as a Phase I Report (Preliminary Risk Assessment) must have been completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment. Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority. In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority. Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework. Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of ground or water pollution.

Decision: The following document is accepted:

- TJ Booth Associates, Phase 1 Preliminary Risk Assessment, report reference rep-tjba-salt sep-fletcher st-Phs1Env-170925.docx

Section 1.13.1 within the Phase 1 PRA recommends that site investigations will need to be undertaken and written up in a Phase 2 site investigation report, detailing further Phase 3 Remediation Strategy if required by the result findings.

Development shall not commence until a Phase 2 site investigation report and, where necessary, a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

Where remediation measures are required and approved, prior to the first occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority in order to comply with the requirements of the condition.

- 5 No development shall take place until such time as details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site 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. Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The submitted details are acceptable and approved. For the avoidance of doubt, the approved details are as set out in the following drawings and documents:

- **Existing Drainage Plan by TJ Booth Associates dated October 2025**
- **Drainage Strategy Report by TJ Booth Associates dated 15/10/2025**

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

- 6 Notwithstanding any description of materials in the application no above ground works (other than demolition) shall take place until samples and / or full specifications of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details. Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of materials provided on drawing number 17.1528.39 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

Date of Decision: 30/04/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.