

Officer Report

Case Reference: 25/00546/DOC
Location: Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62 Rochdale
Proposal: Submission of details to comply with schedule 2 conditions 13 (Phasing Plan), 14 (FFL), 15 (Site Investigations), 16 (Coal Mining), 17 (Archaeology), 19 (Foul Drainage), 20 (Surface Water), 21 (CMS), 22 (CTMP), 23 (CEMP), 25 (LHCMP) and 28 (Water Main) on planning permission 16/01399/HYBR
Recommendation: Approve
Officer: Nick Brookman

Condition(s) (12)

- 13 Prior to the submission of any reserved matters application a detailed Phasing Plan and Programme for the development shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N and the approved Design Code framework. The development shall then be constructed in accordance with the approved Phasing Plan and Programme. Reason: To ensure satisfactory comprehensive development and proper planning of the area. Reason for pre-commencement condition. The programming of the development must be agreed before development commences.

Officer Response: Illustrative Phasing Plan Rev J (Reference 4846_sp(90)119) has been included with this application and this is approved.

- 14 The submission of any reserved matters application shall include plans showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Setting of finished floor levels is an early activity in the construction process and it is in the interest of all stakeholders to

ensure that levels are appropriately set and agreed before development commences on site.

Officer Response: The finished floor levels were provided with Reserved Matters application 24/01250/REM and they are shown on the Substation Building Plan and Elevations Drawing (Reference 100125_00034_Rev 002). The finished floor levels have already been accepted and details approved.

- 15 No development shall take place in any phase of development until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: The Council's Land Contamination Officer (LCO) and the Environment Agency have reviewed and accepted the submitted Interpretative Ground Investigation Report referenced 70114074-GIR-003 and dated January 2025. The LCO has also previously approved the Remediation Strategy subject to application 25/00280/DOC relating to the enabling works and confirmed that the proposed strategy was acceptable.

The LCO has also reviewed the submitted GeoShield Drawing Perimeter Detail from Section A-A in drawing-200232_00043 REV 001 and Drawing Numbers GEO106127-01-13 and the LCO has confirmed that the details contained within these drawings are acceptable and approved.

To comply with the requirements of the condition, the development shall be carried out in full accordance with the approved details and a verification report shall be submitted to and approved in writing by the Local Planning Authority before the building hereby approved is first occupied.

- 16 No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase:

- i) The submission of a scheme of intrusive site investigations for the mine entry for approval;
- ii) The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;
- iii) A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations.

In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application:

- i) The submission of a report of findings arising from both of the intrusive site investigations;
- ii) The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone;
- iii) The submission of a scheme of treatment for the mine entry on site for approval
- iv) The submission of a scheme of remedial works for the shallow coal workings for approval; The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works

commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: The Coal Authority were consulted on this application, and they have confirmed that the application to address the condition is supported by an Interpretative Ground Investigation Report, South Heywood Primary Substation, dated January 2025 and prepared by WSP. This report states that investigations and gas monitoring have been carried out on site. However, it also states that the site of the sub-station is not in an area of recorded shallow coal mining features and is therefore within the defined Low Risk Area. On this basis no further works are proposed in this part of the site by the report authors to address coal mining risks. On the basis of the above, and in cognisance of the professional opinions of the report authors, the Planning team at the Coal Authority would have no objection to the discharge of the condition, insofar as it relates to the South Heywood Primary Substation. The details hereby submitted are approved.

- 17 No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

a). A phased programme and methodology of investigation and recording to include:

- a historic building survey
- archaeological evaluation
- informed by the above, more detailed targeted excavation (subject of a new WSI)

b). A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

c). Dissemination of the results commensurate with their significance.

d). Provision for archive deposition of the report and records of the site investigation.

e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

Officer Response: The Greater Manchester Archaeological Advisory Service (GMAAS) were consulted on this application, and they have confirmed that having checked their records they are satisfied that the proposed development does not threaten the known or suspected archaeological heritage within this particular phase of the wider hybrid application site. The site boundary falls within an area previously agreed by GMAAS to be of no archaeological interest. In agreement with the justification for discharge as outlined in the supporting letter provided by TEP (29th May 2025), the archaeological condition (Condition 17 of permission 16/01399/HYBR) is not applicable to this phase of the development. On this basis GMAAS is happy the archaeological condition can be discharged for this phase.

- 19 No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has been submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process, and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Officer Response: The application is accompanied by Proposed Drainage Layout (Ref 100125_0036_002). The application proposes to utilise a holding tank which will be emptied when required. It will be connected via the drainage back to the W.C and vent pipe. The holding tanks are fitted with standard high level monitoring systems, alarmed, and upon reaching a certain level, are emptied and maintained. The monitoring system would ensure the holding tank is emptied on a regular enough basis to prevent a build-up of odour. United Utilities have no objection to the submitted details and the LLFA have accepted our position and the submitted foul drainage details are hereby approved.

- 20 No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with

evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process, and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Officer Response: The application is accompanied by Proposed Drainage Layout (Ref 100125_0036_002). United Utilities were consulted on this application, and they have no objection. United Utilities previously accepted the proposed surface water drainage design under the determination of application 25/00280/DOC as shown on proposed drawing SOHW-WSP-PSS-ENAB-DR-D-0002, Rev P13 - Dated December 2024. The development shall therefore be carried out in accordance with Proposed Drainage Layout (Ref 100125_0036_002).

- 21 No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following:
- i) the amount of construction vehicles movements and vehicular routes
 - ii) construction delivery hours
 - iii) the parking of vehicles of site operatives and visitors;
 - iv) loading and unloading of plant and materials;
 - v) storage of plant and materials used in constructing the development;
 - vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vii) wheel washing facilities;
 - viii) measures to control the emission of dust and dirt during construction;
 - ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;

x) details of noise reduction measures

xi) measures for the protection of the natural environment from accidental spillages, dust and debris;

xii) hours of construction, including deliveries;

xiii) measures for protection of the existing water mains and sewers within the site;

xiv) Details of post construction restoration of public rights of way.

For that particular phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Officer Response: The Highways team were consulted on this application, and they accept the proposals set out within the submitted Construction Management Plan Rev 3 and dated 01.05.2025. The approved development should be undertaken in full accordance with the approved document.

22 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:

- o Construction operating hours and vehicle delivery hours.

- o Location of proposed construction compounds and lay-down areas.

- o On-site construction vehicle parking and manoeuvring.

- o Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.

- o Off-site construction HGV routing for each delivery phase.

- o Driver incentive / disciplinary procedures to ensure suitable HGV routing.

- o Construction HGV haulage route signage strategy.

- o Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- o Management and procedures for access by abnormal loads.
- o Programmed duration and timing of short-term material import / export HGV campaigns.
- o Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

For that particular phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period. 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.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Officer Response: The Highways team were consulted on this application, and they accept the proposals set out within the submitted Construction Management Plan Rev 3 and dated 01.05.2025. The approved development should be undertaken in full accordance with the approved document.

- 23 No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:
- i) Identification of "biodiversity protection zones".
 - ii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iii) The location and timing of sensitive works to avoid harm to biodiversity features.
 - iv) The times during construction when specialist ecologists may need to be present on site to oversee works.
 - v) Responsible persons and lines of communication.
 - vi) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by 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 during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application, and they have confirmed that the details contained within the submitted Ecological CEMP provided and referenced 10453.006 Dated April 2025 Version 1 (including information provided at Reserved Matters under application 24/01250/REM) are acceptable in so far as the requirement to prepare the plans is concerned. The approved details must now be implemented in full.

- 25 No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCMP) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.

- a) Description and evaluation of features to be created and/or managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the

originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application, and they previously accepted the proposals set out within the submitted Landscape and Habitat Creation and Management Plan dated 14 March 2025 under the discharge of application 25/00280/DOC. The approved development should be undertaken in full accordance with the approved document.

- 28 No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, and as required by United Utilities.

Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

Officer Response: The Site is not in the vicinity of the UU water main and as such this condition is not applicable in this instance. ENWL have been in dialogue with United Utilities and will inform them when works start as a courtesy.