

Officer Report

Case Reference: OTH/2026/0300
Location: Land at Parkfield House, Manchester Old Road, Manchester
Proposal: Submission of details to comply with conditions 3 (Phasing), 4 (Pre-Commencement AMS and TP), 5 (Pre-Commencement CEMP), 7 (Archaeology), 8 (Pre-Commencement Invasive Species MS) and 18 (Biodiversity Enhancements) of planning permission 23/00335/FUL
Recommendation: Approve
Officer: Ryan Killeen

Recommendation: Approve

Condition(s) (6)

- 3 No development, including any works of demolition or site preparation, shall take place until such time as a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan and the approved phasing shall apply to the provisions of the following conditions attached to this permission.

Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing.

Decision: the submitted phasing plan ref. N0303 SK-01 Rev A by C Squared Architects is accepted. The development shall be carried out in accordance with the phasing plan in order to comply with the requirements of the condition.

- 4 No phase of development (including any demolition, site clearance or preparation works) shall take place until such time as a Tree Protection Plan and Arboricultural Method Statement for that phase has been submitted to and approved in writing by the Local Planning Authority.

Any measures identified within the Plan or Statement shall be installed in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' prior to any works taking place.

The necessary protection measures shall be retained throughout the construction phase of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted Arboricultural Method Statement and Tree Protection Plan ref. 2174-001 dated March 2026 by Weddles is accepted insofar as it relates to 'Phase 1' as approved under condition 3 of this permission.

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

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

- a. loading and unloading of plant and materials;
- b. storage of plant and materials used in constructing the development;
- c. the erection and maintenance of security hoarding;
- d. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- e. reasonable avoidance measures for the protection of amphibians and mammals; and,
- f. surface water management method statement.

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-G8 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 Construction Environmental Management Plan by Weddles Project No. 2174 including Appendix A "Construction Plan & Method Statement" by Greenchurch Developments.

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

- 7 No soft-strip, alteration, demolition or development works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with appropriate Project Designs (PDs), submitted to and approved in writing by the local planning authority. The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:

i. historic buildings survey of Parkfield House, to Historic England Level 3

ii. informed by the above, archaeological monitoring and recording (watching brief) during any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record.

iii. archaeological evaluation trenching across the former Park Field House and outbuildings

iv. informed by the above, a further phase of more detailed excavation (subject of a separate PD).

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

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

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Potential archaeological remains can be disturbed, damaged or lost through the clearance of the site.

Decision: The submitted documents "Project Design for Archaeological Evaluation" project code A0611.1 v2.0 dated March 2026 is accepted. The submitted document "Historic Building Record Survey Level 3" by AMS Surveys dated March 2026 is accepted insofar as it is suitable to fulfil the requirements of criteria 1)ii), although is required to be revised in accordance with comments provided by the Greater Manchester Archaeological Advisory Service prior to archive deposition.

The project works shall be undertaken in accordance with the approved design and a further submission will be required to provide the results of the work in order to comply with the requirements of the condition.

- 8 No phase of development (including any demolition, site clearance or preparation works) shall take place until a detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on that part of the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of invasive non-native (alien) species of plant during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Decision: The submitted document "Invasive Non-Native Species Management Plan" by Weddles dated February 2026 is accepted.

The development shall be carried out in strict accordance with the approved document in order to comply with the requirements of the condition.

- 18 No phase of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted document "Bat and Bird Enhancement Strategy" by Weddles dated February 2026 is accepted in respect of the proposed measures relating to bats and birds. The approved measures shall be installed prior to the final occupation of the approved development in order to comply with the requirements of the condition.

A further submission will be required to supply details of hedgehog highways at suitable points within boundary treatments in order to comply with the requirements of the condition.