

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

APPLICATION REFERENCE: 25/01109/DOC

Applicant Mr Noah Fletcher (Cassel & Fletcher) C/o agent	Agent Lynsay Ewart (Paul Butler Associates) 31 Blackfriars Road Salford M3 7AQ
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 4 (ground contamination), 5 (drainage), 6 (construction management plan), 7 (tfgm), 8 (archaeological investigation), 9 (finished floor levels), 11 (materials), 12 (windows, doors and rooflights), 13 (rainwater goods) and 17 (shopfronts) on planning permission 24/00143/FUL

Location: Land Between 40 And 48 Drake Street Rochdale OL16 1NU

Valid On: 31 October 2025

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

Condition(s) (10)

- 4 No development (other than works of site preparation) shall take place 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:
 - 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) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by 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.

Decision: The TJ Booth Associates Geo-environmental Audit, Phase 1, Phase 2, Phase 3, report reference: rep-tjba-C&S-40-48 drake st-Phs1_2_3Env-260225.docx, to be read alongside the Carley Daines & Partner Phase 2 Geo-environmental Investigation and Assessment, report reference: 18-B-12366/Drake Street is approved.

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with the recommendations contained within the Phase 3 Remediation Statement.

- 5 No development shall take place until such time as full 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 shall include:
 - a) Evidence that the drainage hierarchy has been fully investigated;
 - b) A 5l/s restricted rate of surface water discharge to public combined sewer, but only subject to satisfactory investigations in respect of part a) of this condition having been evidenced. For the avoidance of doubt, the details shall include construction details for any oversized pipework, attenuation tanks, and flow control chamber.
 - c) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.

d) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.

e) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

For the avoidance of doubt, foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements. The approved scheme 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/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: 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, Policy JP-S4 of the adopted Places for Everyone Joint 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 drainage details as shown on the following list of plans and documents is approved:

- **Drainit Report, dated 21.01.2026**
- **Proposed Plan, Rain Water Harvesting Scheme and Below Ground Drainage, HC-24291-(30)-01 rev E**
- **Drainage Details to be Read with Drawing HC-24291-(30)-01, HC-24291-(30)-02, rev A**
- **Stormsaver 'COMBI Rainwater Harvesting System' Schematic**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

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

- 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 placement and appearance, and details of the maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. the provision of wheel washing facilities; and
- g. details of the proposed construction hours, including deliveries, which for the avoidance of doubt must not take place outside the hours of 08:00 Monday - Friday and 09:00-14:00 on Saturdays, with no work taking place on Sundays or Bank Holidays.

The approved method statement shall be adhered to throughout the construction period of the development.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G9 and T2 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The Construction Management Plan ref. DSCMP prepared by Samona, dated 30th October 2025 is approved. To comply with the requirements, the development shall not be carried out otherwise than in accordance with these details.

- 7 Notwithstanding Condition 6, no development shall take place until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority and any Asset Protection Agreement considered necessary has been agreed with Transport for Greater Manchester. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for:

- The retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);

- The erection and dismantling of scaffolding, please note the installation and dismantling may require an electrical isolation of the Metrolink overhead wires o The erection and maintenance of security hoarding, location to be agreed with Metrolink due to proximity of operation tramway and infrastructure;
- Provision of a "mock up" security hoarding, if required, to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection; and
- Measures to control the emission of dust and dirt during construction.

Reason, including pre-commencement: In the interests of amenity of surrounding occupiers, the environment, and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system in accordance with Places for Everyone joint development plan policies JP-C1, JP-C7, adopted Rochdale Core Strategy policies DM1 & T2 and the National Planning Policy Framework.

Reason for pre-commencement: Measures to ensure the safety and functionality of the Metrolink network need to be agreed in advance of any construction works taking place.

Decision: The Construction Management Plan ref. DSCMP prepared by Samona, dated 30th October 2025 is approved. To comply with the requirements, the development shall not be carried out otherwise than in accordance with these details.

- 8 No development (other than works of site surface clearance) shall take place until a programme of archaeological works has been undertaken in accordance with an archaeological Project Design (PD) that has first been submitted to and approved in writing by the local planning authority. The PD shall cover the following:

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

- i) Archaeological evaluation trenching; and
- ii) Informed by the above, more detailed excavation (subject of a new PD).

b) A programme for post investigation assessment to include:

- i) Analysis of the site investigations records and finds; and
- ii) Production of a final report on the investigation results.

c) Deposition of the final report with the Greater Manchester Historic Environment Record. d) Dissemination of the results commensurate with their significance.

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

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

The development shall not be occupied until the site investigation has been completed and any findings disseminated as may be required in accordance with the approved PD.

Reason: To protect the significance of any archaeological remains on the site 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: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Reason for Pre-Commencement: Site clearance poses a threat to the amenity of nearby residents and to highways and pedestrian safety and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The Dee Archaeological Services Report 25-0010 v.1.2, June 2025 that outlines the archaeological trenching carried out in accordance with a Project Design approved by GMAAS is approved. The inclusion of the final report on the Historic Environment Record satisfies dissemination in this case

- 9 No development (other than of site preparation) shall take place until finished floor levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: In the interest of ensuring a satisfactory appearance and in the interest of amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The details of Finished Floor levels as shown on PROPOSED SITE PLAN', no. BM/0225/DRAKE/BR1 rev B are approved. To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 11 No above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include large scale drawings of brickwork detailing where it is proposed at a scale not less than 1:20. The development shall be carried out in accordance with the duly approved details thereafter.

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 as shown on the following list of plans / drawings is approved:

- **Schedule of Materials as per drawing 'PRINCIPAL ELEVATIONS SHEET 1' , BM/0225/DRAKE/BR9, rev O**
- **Brick slip: Bespoke Brick Slip Panel By Terrix Ltd As Agreed With Planning Officers at meeting 12.05.2026**
- **Windows: Aluna + Casement window, aluminium, Black RAL 9005**
- **Cladding: Nedzinc Nuance Red Ral 8025 Vertical Standing Seam**

To comply with the requirements of the condition, the development shall not be carried otherwise than in accordance with these details.

- 12 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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 windows, doors and reveals as shown on the following plans / drawings are approved:

- **TYPICAL WALL AND WINDOW DETAILS, no. BM/0225/DRAKE/BR36 rev A**
- **WALL STUDY 3' , no. BM/0225/DRAKE/BR15 rev C**
- **PROPOSED SITE PLAN', no. BM/0225/DRAKE/BR1 rev B**
- **DOOR SCHEDULE SHEET 1', no. BM/0225/DRAKE/BR33 rev D**
- **CROSS SECTION EE' BM/0225/DRAKE/BR15 rev D**
- **CROSS SECTION CC' BM/0225/DRAKE/BR13 rev F**
- **LONG SECTION BB' BM/0225/DRAKE/BR12 rev D**
- **CROSS SECTION DD' BM/0225/DRAKE/BR14 rev E**
- **LONG SECTION AA' BM/0225/DRAKE/BR11 rev K**
- **TYPICAL WINDOW DETAILING PER FIFTH FLOOR PLAN BM/0225/DRAKE/BR7 rev Q**
- **PROPOSED GROUND FLOOR PLAN BM/0225/DRAKE/BR2 rev W**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 13 No above ground works shall take place until full details of the design and placement of any rainwater goods, pipework and flues have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be duly implemented and retained as such thereafter. 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 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of the rainwater goods shown on the following plans are approved:

- **PRINCIPAL ELEVATIONS SHEET 1 BM/0225/DRAKE/BR9 rev O**
- **PRINCIPAL ELEVATIONS SHEET 2 BM/0225/DRAKE/BR10 rev L**
- **ROOF PLAN BM/0225/DRAKE/BR8 rev K**
- **FIFTH FLOOR PLAN BM/0225/DRAKE/BR7 rev Q**
- **FOURTH FLOOR PLAN BM/0225/DRAKE/BR6 rev Q**
- **THIRD FLOOR PLAN BM/0225/DRAKE/BR5 rev P**
- **SECOND FLOOR PLAN BM/0225/DRAKE/BR4 rev P**
- **PROPOSED FIRST FLOOR PLAN BM/0225/DRAKE/BR3 rev S**
- **PROPOSED GROUND FLOOR PLAN BM/0225/DRAKE/BR2 rev W**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 17 No above ground works shall take place until such time as large scale details of the ground floor shopfront at a minimum scale of 1:50 has first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include but is not limited to, details of pilasters, stallrisers, fascias, cornices, corbelling, details of windows including glazing, transoms, mullions, cills, details of doors including details of any glazing and metalwork and details of materials including their size, type, texture and colour treatment. The development shall be carried out in complete accordance with the approved details prior to the development hereby approved being brought into use. Reason: In the interest of ensuring that development is well-designed in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The shopfront details as shown on the following drawings:

- **PRINCIPAL ELEVATIONS SHEET 1 BM/0225/DRAKE/BR9 rev O**
- **PROPOSED GROUND FLOOR PLAN BM/0225/DRAKE/BR2 rev W**

are approved.

The comply with the requirements of the condition, the development shall not be carried out other than in accordance with these details.

Date of Decision: 01/07/2026

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.