

Officer Report

Case Reference: OTH/2025/1313
Location: RAMSDEN FARM, ROUNDTORN ROAD, MIDDLETON, MANCHESTER, M24 1FT
Proposal: Discharge of conditions 3 (Materials), 4 (CMP), 6 (Boundary Treatments), 9 (Drainage), 11 (Precautionary working method statement), 12 (Himalayan balsam), 13 (Hard and soft landscaping), 14 (Biodiversity enhancements), 15 (Biodiversity Gain Plan), 16 (HMMP), 18 (Site Investigation and assessment) and the Statutory Biodiversity Gain Condition of planning permission 24/00924/FUL
Recommendation: Approve
Officer: Claire Ringwood

Recommendation: Approve

Condition(s) (11)

- 3 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and P2 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the requirements of the National Planning Policy Framework.

Officer Response: Drawing No: 6383_5_CD 1 – Planning Conditions, Drawing No: 6383_24_CD 3 – House Types, received by the Local Planning Authority on 16th December 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 4 No development shall take place (including any demolition) until a Construction Management Plan (CMP), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding;
- v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- vi) noise and vibration;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) wheel washing facilities; and
- ix) a lighting plan designed to direct any temporary lighting away from the Greenspace

Corridor, retained trees and hedgerow during and after construction.

The development shall be carried out in accordance with the approved CMP.

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, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

Officer Response: The Method Statement by Tec Services (NW) Limited, Date: 12/12/2025 and Drawing No: 6383_5_CD 4 – Construction Management Plan, received by the Local Planning Authority on 16th December 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

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No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls, particularly to the rear boundary of the proposed dwellings to separate the landscape buffer, have been submitted to and approved in writing by

the Local Planning Authority. The approved structures shall be erected in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the adjoining neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

Officer Response: Drawing No: 6383_5_CD 2 – Drainage & Site Design, received by the Local Planning Authority on 16th December 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 9 Prior to first occupation, detailed drainage design and supporting calculations shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include either construction design or as built details are submitted.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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.

Officer Response: Drawing No: 6383_5_CD 2 – Drainage & Site Design and the Brief FRA and Outline Drainage Strategy by Build Vision Consulting Engineers, Ref: 1269/2/SLG, Date: 17th January 2025, received by the Local Planning Authority on 16th December 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 11 Prior to any vegetation clearance, earth works or machinery on the site, a precautionary working measures method statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason: In order to protect wildlife from works that may impact on their habitats, pursuant to Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.

Officer Response: The Ecological Survey and Assessment by ERAP Consultant Ecologists, Ref: 2024-242, Version No: 1, Revised and Issued Date: 15th September 2024, received by the Local Planning Authority on 16th December 2025 and the Reasonable Avoidance Measures for Protection of Wildlife and a Biodiversity Enhancement Scheme by ERAP (Consultant Ecologists) Ltd, ref: 2024-242d, Version No: 1, Date: 18th May 2026, received by the Local Planning Authority on 20th May 2026 have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 12 No development shall commence (including any earthworks or vegetation clearance) until a survey for Himalayan balsam has been carried out and the findings submitted to, and approved in writing by, the Local Planning Authority. If Himalayan balsam is present, a method statement detailing control measures shall be submitted to, and approved in writing by, the Local Planning Authority, prior to any earthworks or vegetation clearance. The agreed method statement shall be adhered to and implemented in full.

Reason: To ensure the invasive species are treated and eradicated to prevent them from spreading into the adjacent woodland habitat in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of PfE and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important that measures to deal with invasive species are determined prior to the commencement of works to ensure that any site works do not result in the spread of these species.

Officer Response: The Ecological Survey and Assessment by ERAP Consultant Ecologists, Ref: 2024-242, Version No: 1, Revised and Issued Date: 15th September 2024, received by the Local Planning Authority on 16th December 2025 and the Reasonable Avoidance Measures for Protection of Wildlife and a Biodiversity Enhancement Scheme by ERAP (Consultant Ecologists) Ltd, ref: 2024-242d, Version No: 1, Date: 18th May 2026, received by the Local Planning Authority on 20th May 2026 have been reviewed. The updated report confirms that Himalayan balsam is still not present within the site and no further information is required.

- 13 Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to, and approved in writing by, the Local Planning

Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees (native) and shrubs as well as details of both temporary and permanent root protective surfaces if applicable.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location within the Greenspace Corridor and the nature of the proposed development and to secure biodiversity enhancement in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: Drawing No: 7515.02 Rev C – Landscape Proposal, received by the Local Planning Authority on 16th December 2025, has been reviewed and is considered acceptable. The landscaping measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 14 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, bird nesting opportunities, mammal gaps, bat bricks and bat boxes to be integrated to the fabric of the dwellings and elsewhere within the site hereby approved has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings 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.

Officer Response: The Ecological Survey and Assessment by ERAP Consultant Ecologists, Ref: 2024-242, Version No: 1, Revised and Issued Date: 15th September 2024, received by the Local Planning Authority on 16th December 2025 and the Reasonable Avoidance Measures for Protection of Wildlife and a

Biodiversity Enhancement Scheme by ERAP (Consultant Ecologists) Ltd, ref: 2024-242d, Version No: 1, Date: 18th May 2026, received by the Local Planning Authority on 20th May 2026 have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 15 The Biodiversity Gain Plan shall be prepared in accordance with the Assessment of Biodiversity Net Gain, Version 3, dated January 2025 and prepared by ERAP Ltd Consultant Ecologists.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Officer Response: The Ecological Survey and Assessment by ERAP Consultant Ecologists, Ref: 2024-242, Version No: 1, Revised and Issued Date: 15th September 2024, received by the Local Planning Authority on 16th December 2025, the Statutory Biodiversity Metric, Biodiversity Gain Plan and the Assessment of Biodiversity Net Gain by ERAP Consultant Ecologist, Ref: 2024-242, Date: 13th June 2026, Version: 4, received by the Local Planning Authority on 16th June 2026, have been reviewed and are considered acceptable. The development shall be carried out in complete accordance with the measures described in the approved documents.

- 16 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

a) a non-technical summary;

b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;

d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

Officer Response: The Ecological Survey and Assessment by ERAP Consultant Ecologists, Ref: 2024-242, Version No: 1, Revised and Issued Date: 15th September 2024, received by the Local Planning Authority on 16th December 2025 and the Habitat Management and Monitoring Plan by ERAP Consultant Ecologists, Date: 13/06/2026, Version: 2.0, received by the Local Planning Authority on 16th June 2026, have been reviewed and are considered acceptable. The development shall be carried out in complete accordance with the measures described in the approved documents.

- 18 No development 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:
 - 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)

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 buildings hereby approved are first occupied.

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 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.

Officer Response: The Intrusive Report – Plots 5-7 (Updated 11/6/26) by Worms Eye Limited, Reference: Roundthorn Road / M24 1FT / 2018, Date: 11 June 2026, received by the Local Planning Authority on 12th June 2026 has been reviewed and is considered acceptable for this stage of works. However, the report requires that a watching brief for unexpected contaminants is maintained and that testing is required on any imported material. A validation report will be required on completion. The details of the watching brief and the results of testing on any imported material will need to be included within the validation report, as set out within the validation report section of Worm Eyes report. The validation report will need to be submitted to, and approved in writing by, the Local Planning Authority. This condition cannot therefore be fully discharged at the present time.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority, and;
- b) The planning authority has approved the plan.

Officer Response: Greater Manchester Ecology Unit were consulted in regard to the particular condition. The Ecological Survey and Assessment by ERAP Consultant Ecologists, Ref: 2024-242, Version No: 1, Revised and Issued Date: 15th September 2024, received by the Local Planning Authority on 16th December 2025, the Statutory Biodiversity Metric, Biodiversity Gain Plan, the Assessment of Biodiversity Net Gain by ERAP Consultant Ecologist, Ref: 2024-242, Date: 13th June 2026, Version: 4 and the Habitat Management and Monitoring Plan by ERAP Consultant Ecologists, Date: 13/06/2026, Version: 2.0, received by the Local Planning Authority on 16th June 2026 have been reviewed and are considered acceptable. The approved development should therefore be undertaken in full accordance with the approved details.