

Officer Report

Case Reference: OTH/2026/0328
Location: UNIT 2, STAKEHILL INDUSTRIAL ESTATE, FINLAN ROAD, MIDDLETON, MANCHESTER, M24 2RW
Proposal: Submission of details to comply with conditions 3 (Surface Water Drainage Scheme), 5 (CEMP) and 7 (Bat Boxes) of planning permission 25/01131/FUL
Recommendation: Approve
Officer: Aimee Bovaird

Recommendation: Approve

Condition(s) (3)

- 3 No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, foul and surface water shall drain on separate systems and any submission include:
- An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
 - The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of any part of the development, and shall be 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. 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 details provided in, 'Drainage Strategy Project No,1987 dated October 2025' submitted in relation to condition 3 are acceptable. The development shall be carried out in accordance with the approved details and retained thereafter.

- 5 No 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. hours of construction on weekdays, weekends and 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 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 details submitted, 'Construction Environmental Management Plan dated 12/01/26' submitted in relation to condition 5 are acceptable. The works shall be carried out in accordance with the approved details and retained thereafter.

- 7 The extended building shall not be brought into first use until details of no. 2 bat boxes to be secured to the western or eastern brick elevation of the unit to be extended, are submitted to and approved in writing by the Local Planning Authority.

Such details shall include a specification of the bat box to be used and the position of the fixing shown on plan.

Reason: To ensure the development delivers no net loss of biodiversity in compliance with policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Decision: The details submitted in, 'Wall Mounted Bat Shelter 2FE' and 'Planning Proposed Section and Elevation 2025-3012-21 Rev B' submitted in relation to condition 7 are considered acceptable. Subject to their installation prior to use of the extended part of the building and retention thereafter, the requirements of condition 7 are satisfied.