

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

APPLICATION REFERENCE: 25/00725/DOC

Applicant (Metalcraft Projects Limited) Unit 1 Bowling Park Close Bradford BD4 7HG	Agent Mr Gary Swarbrick (ELG Planning) Gateway House 55 Coniscliffe Road Darlington DL3 7EH
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 6 (cmp), 7 (drainage) and 8 (Phase 1 Desk Study & Coal Mining Risk Assessment) on planning permission 23/00820/FUL

Location: Land Between 473 & 475 Oldham Road, Rochdale

Valid On: 14 July 2025

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

Condition(s) (3)

- 6 No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following:
- (i) hours for site preparation, delivery of materials and construction;
 - (ii) the route of access and parking of vehicles of site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development;
 - (v) the erection and maintenance of security hoarding;
 - (vi) wheel washing facilities;
 - (vii) dust management during site preparation and construction;

(viii) any external lighting of the site.

The duly approved CMP shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policies G9 and P3 of the adopted Rochdale Core Strategy, and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the construction process is managed from commencement and measures put in place to protect the amenity of nearby residents and highway safety prior to commencement of any building or engineering works on site.

Decision: The Construction & Environmental Management Plan prepared by Metalcraft Projects Ltd is approved.

The measures shall be implemented in accordance with the approved details in order to comply with the requirements of the condition.

- 7 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable. The drainage scheme shall include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5l/s;

(iii) 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.

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

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

(vi) Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary.

(vii) 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.

(viii) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion. The approved schemes 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 of the proposed development, the drainage schemes shall be completed in accordance with the approved details and 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, saved Policy EM/7 of the adopted Rochdale Unitary 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 following document(s)/plan(s) are approved:

- Drainage Plan. Drawing number: D01. Revision: P03

- Private Drainage Details. Drawing number: D02. Revision: P01

- Site Soakaway Design. Produced by Holdgate Consulting

- Sustainable Drainage Management and Maintenance Plan For Proposed Retail Development 473-475 Oldham Road Rochdale OL16 4TD. Produced by Metalcraft Projects Ltd.

- Impermeable Areas Plan. Drawing number: D03. Revision: P01

The scheme shall be implemented in accordance with the approved details and retained thereafter for the lifetime of the development in order to comply with the requirements of the condition.

Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must 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 archeological 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 completed in full accordance with the approved recommendations 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 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: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Decision: The following document(s)/plan(s) are approved:

- Phase 1: Desk Top Study & Coal Mining Risk Assessment Report. Prepared by ARC Environmental. Dated: 9 September 2022.

- Ground Investigation Report (intrusive). Prepared by Soil and Structures. Report Reference: 20511-R-001-V01. Report number: 001. Revision: V01. Dated: 10 June 2025.

- Remediation Strategy. Prepared by Soil and Structures. Report Reference: 20511-R-002-V01. Report number: 002. Revision: V01. Dated: 18 July 2025.

The measures shall be implemented in full accordance with the approved details in order to comply with the requirements of the condition.

The condition is partially discharged. To fully discharge the condition, a verification report must be submitted to and approved by the Local Planning Authority.

Date of Decision: 13/03/2026

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.