

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 24/01007/FUL

Applicant MCI Developments 15 Beecham Court Wigan WN3 6PR	Agent Mr Paul Chandler-King (Pegasus Group) 4 St Paul's Square Liverpool L3 9SJ
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Part I - Particulars of Application

Proposal: Erection of 158 affordable dwellings including 2no. three-storey apartment blocks, with associated access, car parking, private gardens, open space, play facilities, and landscaping, together with new pedestrian access to Rochdale Canal towpath

Location: Trub Farm Manchester Road Rochdale OL11 2XG

Valid On: 10 October 2024

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (29)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 This permission relates to the following plans / drawings:

MCI-100-DR-A-509 - Location Plan

MCI-100-DR-A-500 - Site Layout Rev. PL06 (Amended plan received 21.07.25)

MCI-100-DR-A-501 - Coloured Layout Plan Rev. PL06 (Amended plan received 21.07.25)

MCI-100-DR-A-505 - EVC Plan Rev. B

MCI-100-DR-A-506 - Welfare and Construction Plan Rev. B

MCI-100-DR-A-512 - Topographical Survey

MCI-100-DR-A-510 - Parking Provision Plan Rev. B

MCI-100-DR-A-511 - Interface Plan Rev. C

MCI-100-DR-A-520 - Refuse Layout Rev. B

MCI-100-DR-A-526 - Fire Appliance Drawing Rev. B

MCI-100-DR-A-530 - Character Area Plan Rev. D

MCI-100-DR-A-Street Scene 1 of 2 Rev. D

MCI-100-DR-A-Street Scene 2 of 2 Rev. C

7450.01 Landscape Proposal Rev. G

7450.02 Landscape Proposal Rev. G

7450.03 Landscape Proposal Rev. G

7450.04 Landscape Proposal Rev. G

7450.05 Landscape Proposal Full site Rev. G

SK100 - Trub Farm Eastern Boundary Sketch Sections Rev. B

Canal Frontage Housetypes:

MCI-102-DR-A-ASH-202 - Ashburn Canal

MCI-102-DR-A-FAR-202 - Farley Canal

MCI-102-DR-A-SEL-202 - Selset Canal

MCI-102-DR-A-THO-202 - Thornton Canal

MCI-102-DR-A-WAL-202 - Walkham Canal

MCI-102-DR-A-WIN-202 - Winterborne Canal

Core Housetypes:

MCI-102-DR-A-ASH-203 - Ashburn Core

MCI-102-DR-A-FAR-203 - Farley Core

MCI-102-DR-A-PAD-203 - Padbury Core

MCI-102-DR-A-SEA-203 - Seacourt Core

MCI-102-DR-A-SEL-203 - Selset Core

MCI-102-DR-A-WAL-203 - Walkham Core

MCI-102-DR-A-WIN-203 - Winterborne Core

Feature Housetypes:

MCI-102-DR-A-FAR-200 - Farley Feature

MCI-102-DR-A-SEL-200 - Selset Feature

MCI-102-DR-A-WAL-200 - Walkham Feature

Green Fringe Housetypes:

MCI-102-DR-A-ASH-201 - Ashburn Green

MCI-102-DR-A-FAR-201 - Farley Green

MCI-102-DR-A-PAD-201 - Padbury Green

MCI-102-DR-A-SEL-201 - Selset Green

MCI-102-DR-A-WAL-201 - Walkham Green

Trub Farm Apartment Drawings Rev. B

and the development shall not be carried otherwise than in accordance with these plans/drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Places for Everyone joint development plan, the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any details contained within the application, no dwelling hereby approved shall be occupied until such time as a scheme for the provision of affordable housing on the site, in line with the definition contained in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall subsequently be provided in accordance with the approved scheme and

retained as such thereafter. For the avoidance of doubt, the scheme shall include the following:

- a) The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- b) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing, including the proposed mechanism for the recycling of subsidy to deliver additional affordable housing in the future;
- c) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced;

This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

This condition shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the dwellings being erected pursuant to this planning permission or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

Reason: For the avoidance of doubt and to ensure the delivery of a 100% fully affordable residential development.

- 4 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 No development shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction'. The necessary protection measures shall be retained during the period of construction and throughout the installation of the temporary development hereby approved and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

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 JPG7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

- 6 Notwithstanding the provisions of Condition 7 (Construction Environmental Management Plan), no development (including any demolition, site clearance or preparation works) within the Invasive Species Buffer Zone identified on plan ref. MCI-100-DR-A-530 dated 30.07.25 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 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.

For the avoidance of doubt no works south of the identified buffer zone shall be undertaken until such time as suitable biosecurity measures to prevent spreading of invasive species have been implemented. To prevent the spreading of seeds, these shall include but not be limited to fencing screens, ground level barrier protection and wheel / boot washing facilities at any gates separating the northern and southern parts of the site, alongside the provision of a programme of contractor briefings and on-site information displays.

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.

- 7 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

- 8 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
- a. the route of access and 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 erection and maintenance of security hoarding; e. measures to protect surrounding sensitive receptors from noise, vibration and fugitive dust & debris both during and after the construction phase; and,
 - f. measures to prevent the spread of mud including barrier protection and wheel washing facilities;
 - g. the methodology for felling and removal from site of existing trees;
 - h. details of any functional lighting of the site during the construction phase of the development;
 - i. Details of construction hours, including deliveries, which, for the avoidance of doubt, shall be limited to 08:00-18:00 Monday - Friday, 09:00-14:00 on Saturdays and no work on Sundays or Bank Holidays;
 - j. Consideration of any herbicides to be used during the eradication of invasive species found to be present on site to prevent any impacts on protected species of flora (and fauna) resident within the Rochdale Canal, notably floating water plantain *Luronium natans*; and
 - k. A management strategy for the area of deep restorable peat, both during and after construction.

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 Rochdale 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 and construction 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.

- 9 No development shall take place until (other than demolition or works of site preparation) a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall thereafter be fully implemented.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved

development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

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.

- 10 No earthworks on site shall be carried out until such time as full details of the construction of the retaining wall to the northeast of the site, on the canal embankment, have first been provided to and approved in writing by the Local Planning Authority. Details shall include, but not limited to, the following:
- o A plan showing the full extent of the retaining wall

- o A series of cross sections showing the relationship of the retaining wall to the canal embankment

- o A slope stability analyses for the cross sections to demonstrate that the re-profiled slope alongside the retaining wall will be stable. This should include groundwater profiles located close to the base of the wall

- o Calculations to demonstrate that the wall will be stable and resistant to overturning and sliding.

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

Reason: In the interests of ensuring the safety and integrity of the Rochdale Canal in accordance with adopted Rochdale Core Strategy

policies DM1, G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: It is necessary to ensure that full details of any earthworks are approved by statutory undertakers prior to commencement of any works affecting the Rochdale Canal.

- 11 Notwithstanding any details contained within the application, no development shall take place until finished floor and external ground 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.

- 12 Notwithstanding the plans approved by virtue of Condition 2 of this planning permission, no development shall take place until such time as the outline proposals and principles discussed in the Drainage Strategy have been further developed to provide a detailed surface water drainage scheme that prioritises the use of the most sustainable surface water drainage systems in accordance with the Hierarchy of Drainage as set out in National Planning Practice Guidance, based on the findings of a detailed ground and infiltration investigation. A full Drainage Strategy shall be submitted to and approved in writing by the local planning authority.

The Drainage Scheme must incorporate at a minimum the following:

- o Final outfall arrangements in accordance with the SuDS Hierarchy. This should be supported by site specific data of infiltration potential, together with comprehensive assessments of feasibility for alternatives for discharge to a water body, open watercourse, culvert or public surface water sewer.
- o SuDS Source Control template options with appropriate justification for the selected components together with appropriate justification for the excluded components; for all development areas Details of proposed attenuation including volumes and drain down times
- o Detailed design of the fully integrated drainage system.
- o Details for management of infrastructure
- o Timetable for implementation

The approved scheme shall be implemented in full in accordance with any approved timetables for implementation.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and 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 is integral to any successful development of the site and therefore the

details must be agreed in advance of development.

- 13 No development shall take place (including demolition, site clearance and any earthworks) until such time as details of the means of ensuring the sewer infrastructure that is laid within the site boundary are protected from damage as a result of the development, have been submitted to and approved in writing by the Local Planning Authority.

The details shall include a survey that identifies the exact location of the assets, the potential impacts on the assets from construction activities (including any construction compounds), the potential impacts post completion of the development and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the assets during demolition, construction and post completion of the development. The details shall include a pre-construction condition surveys. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the

development.

In the event that a diversion/diversions of the infrastructure or a build over agreement is required, the developer shall submit evidence to the Local Planning Authority that a diversion or build over has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of any works above ground. Upon completion of the works, a post completion condition survey shall be submitted to and approved by the Local Planning Authority in writing.

Reason: In the interest of public health and safety and to ensure protection of essential services on behalf of the statutory undertaker for wastewater management 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 is integral to any successful development of the site and therefore the details must be agreed in advance of development.

- 14 No development shall take place until a phasing plan for construction of the development has been submitted to and approved in writing by the local planning authority. The phasing plan shall include a programme for works for the provision of 1) the proposed apartments and dwellings; 2) the areas of amenity open space; 3) highway and bridge works; 4) the provision of the pedestrian link to the canal tow path.

Development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure that any phased development of the site takes place in an appropriate order and within an acceptable timescale, to ensure adequate provision of infrastructure to serve the uses permitted and because no such details were submitted as part of the application.

Reason for pre-commencement condition: In the interests of proper planning and the comprehensive development of the site and that any construction works will pre-determine these details.

- 15 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 building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance 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.

- 16 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, dormer constructions, 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 visual amenity and 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.

- 17 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and 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.

- 18 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

b) 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.

c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become

severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season 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 and the nature of the proposed development and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, Policies JP-G7 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 19 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, 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') 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, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 20 No part of the development shall be occupied until such time as details for the design of refuse/recycling bin stores for the apartment buildings have been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 21 Notwithstanding any details submitted as part of the application, 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 have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in

accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance 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.

- 22 No above ground works shall take place until a detailed design for the vehicular access, parking spaces and access road serving the development hereby approved, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary), has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details prior to the first occupation of the approved dwellings and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 23 No above ground works shall take place until detailed mitigation proposals in accordance with the measures set out within the submitted Noise Impact Assessment by ref. 51-156-R1-7 by E3P have been submitted to and approved in writing by the Local Planning Authority.

No dwelling hereby approved shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 24 No external lighting shall be installed on the buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the

adopted Rochdale Core Strategy, Policies JP-G8 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 25 No above ground works shall take place until a Residential Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall contain measures for promoting a choice of transport mode, including active travel, and a monitoring regime with agreed mode share targets. The Plan shall set out the monitoring procedures and mechanisms that are to be put in place to ensure that it remains effective and shall be reviewed within a framework approved in writing by the local planning authority. The initiatives contained in the approved Plan shall be implemented prior to the first occupation of the buildings and shall continue to be operated thereafter.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport in accordance with the objectives of adopted policies JP-C8 of the Places for Everyone joint development plan, T2 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 26 No piling and vibration impacting works shall be undertaken on site until a risk assessment and method statement has been submitted to and approved in writing by the Local Planning Authority. All subsequent vibroimpact works as part of the development hereby approved shall be undertaken in accordance with the risk assessment and method statement.

Reason: To protect the adjacent railway from any piling works and vibration from de-stabilising or impacting the railway in the interests of the safety of users of the railway and wider public safety in accordance with adopted Rochdale Core Strategy policy DM1 and the National Planning Policy Framework.

- 27 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 28 Notwithstanding the provisions of Condition 12 (Drainage), no development other than site preparation, excluding earthworks and any site preparation

works within 10m of the toe of the canal embankment (excluding the provision of vehicular access over the existing bridge), shall be carried out until such time as full details of the construction of the 900m wide foul sewer to be located between 4 and 6m below current ground level at the toe of the canal embankment have first been provided to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the submitted details must include a fully detailed report to inform how this part of the development will be constructed, including details on how the land will be shored to support the excavation as well as the embankment.

Reason: The excavations associated with installing this drainage will have the potential to undermine the embankment and pose a risk to the canal if not installed and supported properly. It is therefore necessary for the applicant to demonstrate that the works to install this proposed drainage layout can be done safely and would not pose a risk to the stability of the embankment and the canal in accordance with adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

- 29 No development shall take place until such time as a fully detailed scheme for extending the access into the site to the west of the Rochdale Canal has been submitted to and approved in writing by the local planning authority. The scheme shall provide details of the road extension over the culvert serving the old arm of the Rochdale Canal, to demonstrate that the roadway will not result in adverse loading onto the culvert. Details shall include cross sections to show the relationship of the new road to the culvert below. The submitted scheme shall include phasing and full construction details. The extension of the access shall then not be carried out other than in accordance with the approved details and shall be retained and maintained as such thereafter.

Reason: In the interests of preserving the natural environment in accordance with Places for Everyone joint development plan policies JP-S1, JP-G8, JP P1 & JP-C8, adopted Rochdale Core Strategy policies G6, G7 & G9, the National Planning Policy Framework and the Wildlife and Countryside Act 1981.

Reason for Pre-Commencement Condition: These works would be situated within the Rochdale Canal SAC/SSSI and any damage to or obstruction of the culvert would adversely affect the water supply to the old canal arm which provides a reserve for the European protected species of floating water plantain *Utricularia natans*. It is essential that the potential risks of these works the culvert and the designated site are fully assessed and mitigated as part of application.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 16/07/2026

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.