

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

APPLICATION REFERENCE: OTH/2026/0130

Applicant Mrs Lucy Langford Number One Riverside Smith Street Rochdale OL16 1XU	Agent Miss Sophie McGeough Colony 19 Spring Gardens Manchester M2 1FB
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 8 (Compliance with CIS), 16 (Site Investigation and Remediation), 19 (Sustainable Building and Method Statement) and 22 (Below Ground Drainage) of planning permission 23/01310/FUL

Location: STATION BUILDINGS, 29-31 MACLURE ROAD, ROCHDALE, OL11 1DN

Valid On: 10 February 2026

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

Condition(s) (4)

- 8 Prior to the commencement of any above-ground works, a statement and design details setting out how the approved development will comply with the recommendations set out in section 3.3 of the hereby approved Crime Impact Statement (reference 2006/1349/CIS/01 Version A, dated 18th December 2023) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details, as well as the other requirements of the Crime Impact Statement set out in sections 4, 5, 6 and 7.

Reason: For the avoidance of doubt and in the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

The details submitted to address the pre-commencement element of condition 8 have been reviewed by GMP Design for Security who have advised that they are acceptable. The details are therefore approved and the pre-commencement element of the condition is satisfied. To fully discharge condition 8, the development shall be undertaken as set out above. For the avoidance of doubt, the approved details are as set out in the spreadsheet titled 'PC 8 - Crime Impact Statement Tracker'.

- 16 No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until a detailed land contamination investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings and its recommendations must be produced that must 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).

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: In the interest of protecting the health and wellbeing of future occupants of the development and the wider public, and in the interest of protecting the natural environment from pollution, in accordance with policies DM1 and G9 of the Rochdale Core Strategy 2016.

Officer Comments: The Council's contaminated land officer has reviewed the details submitted to address the requirements of condition 16 and has

advised that they are acceptable, and they are therefore approved. For the avoidance of doubt, the approved details are as follows:

- Groundtech Consulting Supplementary Geo-Environmental Appraisal for 29 to 31 Maclure Road, report reference GRO-25277-6306, and
- Groundtech Consulting Remedial Specification for 29 to 31 Maclure Road, report reference GRO-25277-6332
- NX Consulting Phase 1 Desk Study, Ground Stability Risk Assessment & Preliminary Phase 2 Geoenvironmental Report for Rochdale Corner Plot, Maclure Street, Rochdale, OL11 1DN, Report Reference: NX570
- Groundtech Consulting letter Re: 29-31 Maclure Road, Rochdale outlining the specified mercury testing.

The applicant is advised that the approved Remedial Specification sets out steps for testing and validation of contamination mitigation, including submission of validation details to the Council. These measures, as well as all other recommendations in the approved Remedial Specification, must be complied with in full in order to fully discharge condition 16.

- 19 Prior to commencement of any above-ground works, a statement setting out how the development will include sustainable building methods, and an assessment of use of solar panels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with any measures set out in the approved statement.

Reason: In the interests of promoting renewable energy and low-carbon development in accordance with policy JP-S2 of the Places for Everyone Joint Development Plan.

Officer Comments: The details submitted to address the requirements of condition 19 are acceptable and are approved. To fully discharge the requirements of condition 19, the development shall be undertaken in accordance with the approved details. For the avoidance of doubt, the approved details are as set out in the following document and drawings:

- PC 19 - Rochdale Station Corner Plot - Net Zero Strategy PfE
- 71465-CIV-XX-03-D-P-50004_Domestic Services Layout
- 71465-CIV-XX-R1-D-P-50007_Domestic Services Layout

- 22 No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until details of a sustainable surface water

drainage scheme and a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be based upon the Booth King Drainage Strategy Report ref 14834-BKP-V1-XX-C-011 rev P02 dated 01/12/2023 and shall include:

- (i) A restricted rate of surface water discharge to public combined sewer at the rate of 5l/s, utilising a 16.5 cu.m attenuation tank.
- (ii) Plan details of the Proposed Site Drainage Plan; 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.
- (iii) Construction details for the private attenuation tank and flow and maintenance chambers.
- (iv) Provision of a short Drainage Maintenance document explaining how the surface water scheme will be maintained and managed after completion - for the future use of the Management company.

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 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.

The details submitted to address the pre-commencement aspects of condition 22 have been reviewed by the Council's drainage officer and by United Utilities. The submitted details are acceptable and are approved. The pre-commencement aspects of condition 22 are therefore satisfied. To fully discharge the requirements of the condition, the approved drainage scheme must be implemented prior to the first occupation/use of the development, and retained thereafter for the lifetime of the development.

For the avoidance of doubt, the approved details are as set out in the following documents and drawings:

- 14834 Rochdale Corner Plot SuDS Maintenance Schedule - End User (Rev P01)
- 14834 Rochdale Corner Plot SuDS Maintenance Strategy - End User (Rev P02)
- 14834 BKP V1 XX DR C 500 Rev P05 - Drainage GA
- 14834 BKP V1 XX DR C 510 Rev P05- Drainage Details 1 of 2
- 14834 BKP V1 XX DR C 511 Rev P04 - Drainage Details 2 of 2

Date of Decision: 22/07/2026

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.