

PLANNING CONDITION SCHEDULE – Former Oakenrod School

Planning Approval for: *Residential development of up to 52 no. dwellings with associated access and infrastructure*

Proposed wording for amended conditions shown in **red**.

	Current Condition wording	Proposed Amendments
1.	The development must be begun not later than three years beginning with the date of this permission.	The development must be begun not later than XX
2.	This permission relates to the following plans and documents: Drawings • Location Plan Drawing No P(01) • R-0885-100 Proposed Site Plan Rev D • R-0885-102 Proposed Site Plan Detail Rev B • R-0885-110 Proposed Site Sections S1-S1 & S2-S2 Rev C • R-0885-115 Proposed Site Section S3-S3 Rev A • R-0885-120 Proposed Bury Road Elevation Rev B • R-0885-200 Proposed Type A Flats Rev D • R-0885-205 Proposed Type B Houses Rev B • R-0885-210 Proposed Type B Terrace Floor Plans • R-0885-215 Proposed Type B Terrace Elevations Rev B • R-0885-220 Proposed Type C Houses Rev B • R-0885-225 Proposed Type C1 House Rev C • R-0885-230 Proposed Type D House Floor Plans • R-0885-235 Proposed Type D House Elevations Rev A • R-0885-240 Proposed Type D1 House Rev A • R-0885-245 Proposed Type D1 House Semi-Detached Floor Plans • R-0885-250 Proposed Type D1 House Semi-Detached Elevations Rev A • R-0885-255 Proposed Type D1 Terrace Floor Plans • R-0885-260 Proposed Type D1 Terrace Elevations Rev A • R-0885-265 Proposed Type E Houses with Hipped Roof Rev B • R-0885-270 Proposed Type E Houses with Dormer Gable Roof Rev B	This permission relates to the following plans and documents: Drawings • Location Plan Drawing No P(01) • Proposed Planning Layout (MAN-038-SBP-ZZ-ZZ-DR-A-91-100 Rev P01); • Street Scenes (MAN-038-SBP-ZZ-ZZ-DR-A-05-100 Rev P02); • Site Sections (MAN-038-SBP-ZZ-ZZ-DR-A-91-130 Rev P02); • Housetype Pack comprising the following: ◦ Bittern (MAN038-SBP-T2.10-ZZ-DR-A-04-001 & 002 – Rev P01); ◦ Tern (MAN038-SBP-T2.20-ZZ-DR-A-04-001 & 002 – Rev P01); ◦ Curlew (MAN038-SBP-T3.10-ZZ-DR-A-04-001 & 002 – Rev P01); ◦ Eider (MAN038-SBP-T3.20-ZZ-DR-A-04-001 & 002 – Rev P01); ◦ Gadwall (MAN038-SBP-T3.30-ZZ-DR-A-04-001 & 002 – Rev P01); ◦ Jay (MAN038-SBP-T3.55-ZZ-DR-A-04-001 & 002 & 003 – Rev P01); ◦ Redwing (MAN038-SBP-T4.45-ZZ-DR-A-04-001 – Rev P03 & 002 – Rev P01); • Landscaping Masterplan (dwg no. 322-DAC-PL-001); • Drainage Strategy (dwg no 0900 Rev P02), prepared by AJP; • Preliminary Levels Plan (dwg no. 0400 Rev P02), prepared by AJP; • Flood Excavation Compensation Plan (dwg no. 9001 Rev P01); Documents • Biodiversity Metric Report 81-303-R1-4

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	• R-0885-275 Proposed Type F Houses with Hipped Roof Rev A • R-0885-280 Proposed Type F Houses with Gable Roof Rev B • R-0885-285 Proposed Type F1 Houses Rev A • R-0885-290 Proposed Type G Houses Floor Plans Rev B • R-0885-295 Proposed Type G Houses Elevations 1:50 Rev B • R-0885-300 Proposed Type G Houses Elevations with Dormer Gable Rev B • Landscape Proposal Drawing No 7188.01 Rev E • Landscape Proposal Drawing No 7188.02 Rev E • Landscape Proposal Drawing No 7188.03 Rev E • Drainage Plan and Details Drawing No DWG-TJBA-HALLMARK-OAKENROD-240220 Rev 2 Dated November 2024 Documents • Biodiversity Metric Report 81-303-R1-3 dated 15/08/2025 • Landscape and Ecological Management Plan 81-303-R2-3 dated March 2025 • Landscape Management Plan JW/7188/LMP/REV F • Drainage Strategy Report REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 1 • Flood Risk Assessment REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 3 • Coal Mining Risk Assessment REP-TJBA-HALLMARK-OAKENROD-CMRA-260224 Rev 1 • Phase 1 Geoenvironmental Desk Study Referenced A4743/22 • Phase II Geoenvironmental Site Assessment Referenced 16-932-R1-1 • Historic Environment Assessment Referenced BA/RN/2210 • Archaeological Desk Based Assessment Referenced BA/RN/2204 • Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11	• Landscape and Ecological Management Plan 81-303-R2-3 dated March 2025 • Landscape Management Plan JW/7188/LMP/REV F • Drainage Strategy Report REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 1 • Flood Risk Assessment REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 3 • Coal Mining Risk Assessment REP-TJBA-HALLMARK-OAKENROD-CMRA-260224 Rev 1 • Phase 1 Geoenvironmental Desk Study Referenced A4743/22 • Phase II Geoenvironmental Site Assessment Referenced 16-932-R1-1 • Historic Environment Assessment Referenced BA/RN/2210 • Archaeological Desk Based Assessment Referenced BA/RN/2204 • Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 • Transport Statement Referenced AM/220751/TS/00 • Travel Plan Referenced AM/220751/TP/0 • Energy Statement Referenced Z52388.1 • Viability Assessment dated August 2022 • Noise Impact Assessment Referenced Z52388 • Crime Impact Statement Referenced 2022/0092/CIS/01 • Drainage Technical Note, prepared by AJP; dated August 2026 • Noise Technical Note, ref: 51-888-R1-3, prepared by E3P, dated 13/08/26; • Highway Technical Note, prepared by Egg Transport Planning; • Updated Ecology Site Walkover, ref: ECO-26-0077-LO1-1, prepared by Woodbank Environmental; • Arboricultural Method Statement, ref: 26/AMS/ROCH/11, prepared by Tree Solutions; • Affordable Housing Statement (August 2026), prepared by Great Places;

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	• Transport Statement Referenced AM/220751/TS/00 • Travel Plan Referenced AM/220751/TP/0 • Energy Statement Referenced Z52388.1 • Viability Assessment dated August 2022 • Noise Impact Assessment Referenced Z52388 • Crime Impact Statement Referenced 2022/0092/CIS/01 and the development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.	• Crime Impact Review, ref: APM/0407.26, prepared by AP Martin; and the development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.
3.	No development (other than demolition or works of site preparation or clearance) shall take place until 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	No development (other than demolition or works of site preparation, site investigation or clearance) shall take place until 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.

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	report 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.
4.	The development shall be carried out in accordance with the submitted Flood Risk Assessment (Ref TJBA-HALLMARK-OAKENROD-FRA2&3-220120, Dated November 2024 Rev 3) and the following mitigation measures it details: - Finished floor levels shall be set no lower than 116.74 metres above Ordnance Datum (AOD) on the upper reach, and 115.31 mAOD on the lower reach. - Flood contour, compensation and flow route mitigation shall adhere to the appropriate plan in the FRA at "Flood Contour, compensation and Flow Route Mitigation Plan", drawing name DWG-TJBA-HALLMARK-OAKENROD-24-0220 Rev 1. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the Scheme's timing/phasing arrangements. The detailed measures above shall be retained and maintained thereafter throughout the lifetime of the development.	The development shall be carried out in accordance with the submitted Flood Risk Assessment (Ref TJBA-HALLMARK-OAKENROD-FRA2&3-220120, Dated November 2024 Rev 3) and Drainage Technical Note (ref: AJP, August 2026) and the following mitigation measures: - Finished floor levels shall be set no lower than 116.74 metres above Ordnance Datum (AOD) on the upper reach, and 115.31 mAOD on the lower reach. Flood contour, compensation and flow route mitigation shall adhere to the "Flood Excavation Compensation Plan", drawing number 9001 Rev P01, prepared by AJP. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the Scheme's timing/phasing arrangements. The detailed measures above shall be retained and maintained thereafter throughout the lifetime of the development.
5.	The drainage for the development hereby approved, shall be carried out in accordance with the principles set out within the submitted Foul & Surface Water Drainage Design Drawing 240220, Rev 2 - Dated November 2024 which was prepared by T J Booth Associates. For the avoidance of doubt, surface water must drain at the restricted rate of 12.13 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. 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.	The drainage for the development hereby approved, shall be carried out in accordance with the principles set out within the submitted Drainage Strategy Design, drawing 0900 Rev P02 - which was prepared by AJP. For the avoidance of doubt, surface water must drain at the restricted rate of 12.13 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. 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.

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6.	No development shall commence until a Landscape and Ecological Management Plan, including long-term design objectives, any site remediation or clearance of spoil, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements: • Details of any site remediation and/or removal of demolition spoil within riparian area R-0885-105. • Details of maintenance R-0885-105. • Details of maintenance regimes. • Details of any new habitat created on site including attenuation basin. • Details of retained habitats including pond, woodland and scrub areas. • Details of treatment of site boundaries and/or buffers around water bodies. • Details of management responsibilities.	No development (other than works of site preparation or clearance) shall commence until a Landscape and Ecological Management Plan, including long-term design objectives, any site remediation or clearance of spoil, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements: • Details of any site remediation and/or removal of demolition spoil within riparian area R-0885-105. • Details of maintenance R-0885-105. • Details of maintenance regimes. • Details of any new habitat created on site including attenuation basin. • Details of retained habitats including pond, woodland and scrub areas. • Details of treatment of site boundaries and/or buffers around water bodies. • Details of management responsibilities.
7.	No development (including any demolition, site clearance or preparation works) 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.	Development shall be carried out in accordance with the Invasive Species Management Plan ref: IWMP2799A, dated 07.08.26

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	Development shall be carried out in accordance with the approved method statement.	
8.	No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme. The WSI shall cover the following: 1. A phased programme and methodology of site investigation and recording to include: a) an archaeological evaluation through 'strip, map and record' of former workers' housing in the north-eastern part of the site; b) detailed excavation of the waterwheel pits, water turbine and steam-power plant. 2. A programme for post-investigation assessment to include: a) analysis of the site investigation records and finds; b) production of a final report on the significance of the heritage interest recorded. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the site investigations commensurate with their significance, including the installation of a	No development (other than works of site preparation, site investigation or clearance) shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme. The WSI shall cover the following: 1. A phased programme and methodology of site investigation and recording to include: a) an archaeological evaluation through 'strip, map and record' of former workers' housing in the north-eastern part of the site; b) detailed excavation of the waterwheel pits, water turbine and steam-power plant. 2. A programme for post-investigation assessment to include: a) analysis of the site investigation records and finds; b) production of a final report on the significance of the heritage interest recorded. 3. Deposition of the final report with the Greater Manchester Historic Environment Record.

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	permanent information panel to be installed prior to occupation of the 52nd dwelling. 5. Provision for archive deposition of the report, finds and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	4. Dissemination of the results of the site investigations commensurate with their significance, including the installation of a permanent information panel to be installed prior to occupation of the 52nd dwelling. 5. Provision for archive deposition of the report, finds and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
9.	No above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include large scale drawings of brickwork detailing where it is proposed at a scale not less than 1:20. The development shall be carried out in accordance with the duly approved details thereafter.	No change
10.	Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, 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.	No change
11.	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.	No change
12.	No Solar Photo-Voltaic Panels shall be installed in the dwellings	No change

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	hereby approved unless full details and specifications including large scale drawings at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.	
13.	No above ground works shall take place until full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt the existing railings and stone boundary to the north of the site on Bury Road shall be retained. Prior to the occupation of any plot, the approved boundary treatments affecting that plot shall be erected in accordance with the approved details and shall thereafter be retained at all times.	No change
14.	No above ground works shall take place until details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.	No change
15.	All proposed planting set out within Drawings 7188.01 Rev D, 7188.02 Rev D and 7188.03 Rev D of the Proposed Landscape Management Plan, shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.	Replace with standard condition for detailed planting plans and submission of a landscape management plan.

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16.	No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.	No change
17.	No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site have 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' and with the approved Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 dated December 2022. The necessary protection measures shall be retained and the Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 dated December 2022 shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period. No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.	With the exception of site clearance and preparation works, no further development shall take place until the remaining trees that are to be retained within the site have 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' and with the approved Arboricultural Method Statement, ref: 26/AMS/ROCH/11, prepared by Tree Solutions The necessary protection measures shall be retained and the Arboricultural Method Statement, ref: 26/AMS/ROCH/11, prepared by Tree Solutions shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period. No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
18.	Prior to the commencement of the development, a detailed construction management plan outlining working practices during	No change

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	construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include: • Display of an emergency contact number; • Details of Wheel Washing; • Dust Management Plan; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and, • Parking of construction vehicles and staff. The development shall be carried out in accordance with the approved construction management plan throughout the construction period.	
19.	The development hereby approved shall be designed and constructed in accordance with the recommendations and specifications set out in sections 3 and 4 of Crime Impact Statement, ref.2022/0092/CIS/01, Version A dated 22.04.22, unless otherwise agreed in writing by the Local Planning Authority, and the agreed measures shall be retained and maintained thereafter.	The development hereby approved shall be designed and constructed in accordance with the recommendations set out in the Crime Impact Review, ref: APM/0407.26, unless otherwise agreed in writing by the Local Planning Authority, and the agreed measures shall be retained and maintained thereafter.
20.	The development hereby approved shall be implemented in accordance with Section 5 (Recommendations for Noise Mitigation) of the submitted Noise Impact Assessment (NIA) prepared by Azymuth Acoustics UK referenced Z52388 to achieve the following internal and external noise levels: i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm; ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am; iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;	The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within section 4 of the submitted Noise Technical Note by e3p Ltd dated 13 August 2026 (ref: 51-888-R1-3). No dwelling subject to mitigation measures 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 for that dwelling have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

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	iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times; v. Noise in external amenity areas shall not exceed 58dB(A). Prior to first occupation, a scheme of validation, identifying a representative sample of plots shall be submitted to and approved by the Local Planning Authority. Thereafter, and prior to occupation of the identified sample plots, a validation report(s) shall be submitted to and approved in writing by the Local Planning Authority.	
21.	The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that 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. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because this application was submitted before Biodiversity Net Gain (BNG) became mandatory on 12 February 2024 and for that reason the proposed development is exempt from providing mandatory BNG.	No change
22.		The development hereby approved shall be implemented in full accordance with the Affordable Housing Statement prepared by Great Places Housing Association and dated August 2026 as a scheme of social rent properties. The properties shall be subject to such occupation

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		thereafter; unless a variation to the scheme has been submitted to and approved in writing by the Local Planning Authority.