

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

APPLICATION REFERENCE: OTH/2026/0488

Applicant
Mr Neil Walker
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M17 1QS

Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 9 (WSI), 10 (surface water drainage), 11 (method statement control of invasive plants), 12 (CMS) and 13 (CTMP) on planning permission 22/01039/FUL
Location: Land West of New Street, Littleborough , OL15 8HW
Valid On: 29 May 2026

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

Condition(s) (5)

- 9 No development shall take place prior to 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 trial trenching;
 - b. pending results of the above, targeted open-area excavation and recording.
 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.
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.

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement: To protect from works which could disturb any potential archaeological findings.

Officer Comments: The programme of initial archaeological investigation within the submitted Project Design by Dee Archaeological Services has been reviewed by Greater Manchester Archaeological Advisory Service. This satisfies the pre-commencement element of condition 9 and is approved. To fully discharge the requirements of condition 9, the pre-occupation requirements must also be complied with in full.

For reference, GMAAS's full comments on the submitted details were as follows:

The application is supported by a Project Design that was prepared by Dee Archaeological Services in consultation with GMAAS in March 2026. This document sets out an appropriate programme of initial archaeological investigation in line with the requirements of Condition 9, and satisfies the pre-commencement wording of the condition. This enables the agreed programme of archaeological investigation to progress, in line with Parts 1-5 of the condition. GMAAS is therefore pleased to recommend the partial discharge of Condition 9 at this stage. Full discharge of the condition can be recommended in due course once the archaeological fieldwork component has been completed, the data generated from the investigation has been subject to the programme of analysis set out in the agreed Project Design, a final report submitted to the Greater Manchester Historic Environment Record and an appropriate level of dissemination secured.

- 10 No development shall take place until 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. The drainage scheme shall be based upon the Drainage Strategy Plan drg 13169/101/P03 dated 13th Dec 2022 by Marston & Grundy LLP Consulting Engineers and the Outline Drainage Strategy by Marston & Grundy LLP dated 29th April 2022.

The following details shall be included:-

- 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. Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems.
- iii. The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- iv. 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.
- v. Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No building shall be occupied until the drainage necessary to serve the relevant plot has been completed in accordance with the approved drainage scheme. The drainage scheme 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, 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.

Officer Comments: The submitted details of sustainable surface water and foul water are acceptable and are approved. The pre-commencement element of condition 10 is therefore satisfied. To fully discharge the requirements of condition 10, the development shall be undertaken in accordance with these approved details.

For the avoidance of doubt, the approved details are as follows:

- Phase II Geoenvironmental Site Assessment June 2023
- Marston & Grundy Flood Risk Assessment and Outline Drainage Strategy. Ref 13169-NS-MaG-ZZ-ZZ-RP-c-0001-rev02
- Marston & Grundy letter titled Environment Agency – Water Quality and SuDS Treatment dated 21st August 2026
- e3p Technical Note - Infiltration Drainage Feasibility dated 20th August 2026
- 13169 102 Rev P1 - EXISTING DRAINAGE G.A WITH CCTV REPORT DEFECTS
- 13169 S104-100 Rev P2 - SEWER WORKS LAND REGISTRY PLAN
- 13169 S104-101 Rev P2 - S104 SEWER WORKS AGREEMENT PLAN
- 13169 102 Rev P3 - S104 SEWER WORKS OVERVIEW
- 13169 103 Rev P3 - S104 SEWER WORKS SHEET 1 OF 4
- 13169 104 Rev P3 - S104 SEWER WORKS SHEET 2 OF 4
- 13169 105 Rev P3 - S104 SEWER WORKS SHEET 3 OF 4
- 13169 106 Rev P3 - S104 SEWER WORKS SHEET 4 OF 4
- 13169 S104-107 Rev P2 - S104 SEWER WORKS LONG SECTIONS SHEET 1 OF 2
- 13169 S104-108 Rev P3 - S104 SEWER WORKS LONG SECTIONS SHEET 2 OF 2
- 13169 S104-109 Rev P2 S104 SEWER WORKS IMPERMEABLE AREAS PLAN
- 13169 S104-110 Rev P2 S104 SEWER WORKS ABANDONMENT PLAN
- 13169 S104-111 Rev P1 S104 SEWER WORKS FLOW CONTROL MANHOLE

- 13169 S104-112 Rev P2 S104 SEWER WORKS POND DETAILS
- 13169 S104-112 Rev P1 S104 SEWER WORKS HEADWALL DETAILS
- 13169 S104-114 Rev P1 S104 SEWER WORKS 1:20 MANHOLE REFERENCE PLAN
- 13169 S104-115 Rev P1 S104 SEWER WORKS 1:20 MANHOLE DETAILS
- 13169 200 Rev P3 - PROPOSED DRAINAGE PLAN OVERVIEW
- 13169 201 Rev P3 - PROPOSED DRAINAGE PLAN SHEET 1 OF 4
- 13169 202 Rev P3 - PROPOSED DRAINAGE PLAN SHEET 2 OF 4
- 13169 203 Rev P3 - PROPOSED DRAINAGE PLAN SHEET 3 OF 4
- 13169 204 Rev P3 - PROPOSED DRAINAGE PLAN SHEET 4 OF 4
- 13169 205 Rev P3 - MANHOLE SCHEDULE SURFACE WATER
- 13169 206 Rev P1 - MANHOLE SCHEDULE FOUL WATER
- 13169 - SW and FW Calculations dated August 2026

- 11 No development shall take place, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

Officer Comments: The submitted Invasive Plan Species Management Plan authored by Japanese Knotweed Solutions Ltd (version received on 03.09.2026) is acceptable and approved. The pre-commencement element of condition 11 is therefore satisfied. To fully discharge the requirements of condition 11, the plan shall be implemented in full throughout the course of the development.

- 12 No development shall take place (including any site clearance or preparation works) until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority.

The CMS shall include the following:

- i. the amount of construction vehicles movements and vehicular routes;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii. details of noise reduction measures
- ix. measures for the protection of the natural environment from accidental spillages, dust and debris;
- x. hours of construction, including deliveries;
- xi. measures for protection of the existing water mains and sewers within the site; and
- xii. Details of post construction restoration of public rights of way.

The development shall be carried out in accordance with the approved CMS during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Officer Comments: The submitted Construction Management Plan Rev C dated 10th September 2025 is acceptable and is approved. The pre-commencement element of condition 12 is therefore satisfied. To fully discharge the requirements of condition 12, the development shall be undertaken in accordance with the approved details.

- 13 No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:
- Construction operating hours and vehicle delivery hours.
 - Location of proposed construction compounds and lay-down areas.
 - On-site construction vehicle parking and manoeuvring.
 - Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
 - Off-site construction HGV routing for each delivery phase.
 - Driver incentive / disciplinary procedures to ensure suitable HGV routing.
 - Construction HGV haulage route signage strategy.
 - Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
 - Management and procedures for access by abnormal loads.
 - Programmed duration and timing of short term material import / export HGV campaigns.
 - Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of

the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

Officer Comments: The details of construction traffic management plan set out in the submitted Construction Management Plan Rev C are acceptable and are approved. The Highways Officer has reviewed the CMP and has no objection to its approval. The pre-commencement element of condition 13 is therefore satisfied. To fully discharge condition 13, the development phase shall be undertaken in accordance with the approved details.

Date of Decision: 07/09/2026

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.