

Officer Report

Case Reference: OTH/2026/0349
Location: Land at Whitworth Road (Dunelm) Car Park, Whitworth Road, Rochdale, OL12 0TY
Proposal: Submission of details to comply with conditions 4 (Verification Report), 8 (Hard and Soft Landscaping), 9 (Biodiversity Enhancements), 10 (Boundary Treatments), 11 (Cycle Storage), 12 (Litter and Recycling Bins) and 17 (External Lighting Scheme) of planning permission 24/01251/VRCON
Recommendation: Approve
Officer: Claire Ringwood

Condition(s) (7)

- 4 No development (other than works of site preparation) shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

i) details of site investigations and assessment to identify the potential extent, scale and nature of contamination on site.

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) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings 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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: The Validation of Imported Topsoil for Areas of Sift Landscaping by Geo2 Remediation Ltd, Ref: 25/5504A.1, Date: 15.09.2026, received by the Local Planning Authority on 16th September 2026 has been reviewed and is considered acceptable. The requirements of this condition have therefore been discharged.

For the avoidance of doubt, condition 4 was partially discharged under application 25/00797/DOC. A verification report was required to fully discharge the condition.

- 8 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 Core Strategy Policies G6 and G7, Policies JP-P1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: Drawing No: D02 Rev B – Hard Surfacing Materials, Drawing No: UG_3023_LAN_GA_DRW_01 Rev P04 – General Arrangement Plan, Drawing No: UG_3023_LAN_SL_DRW_03 Rev P04 – Soft Landscape Plan, Drawing No: UG_3023_LAN_LSN_DRW_04 Rev P02 – Landscape Supporting Notes and Drawing No: UG_3023_LAN_HL_DRW_02 Rev P03 – Hard Landscape Plan, received by the Local Planning Authority on 16th April 2026, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 9 The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site 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 drive-thru café 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 PfE and the NPPF.

Officer Response: Drawing No: UG_3023_LAN_GA_DRW_01 Rev P04 – General Arrangement Plan, Drawing No: UG_3023_LAN_SL_DRW_03 Rev P04 – Soft Landscape Plan and Drawing No: UG_3023_LAN_LSN_DRW_04 Rev P02 – Landscape Supporting Notes, received by the Local Planning Authority on 16th April 2026, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 10 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. The development shall be carried out in accordance with the duly approved details prior to the first occupation of the development to which the submission relates and 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

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

Officer Response: Drawing No: 11390 CD D04 Rev A – Boundary Treatments, Drawing No: 11390 3 C L05 Rev C2 – External Works Drawing and the Jakoustic fence image, received by the Local Planning Authority on 16th April 2026 have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 11 No part of the development shall be occupied until such time as details for the design of policy compliant (at a minimum) bicycle storage facilities has 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 bicycle storage facilities shall be retained thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for bicycle parking in the interests of encouraging active travel in accordance with policy P2 of the adopted Rochdale Core Strategy, policy JP-C6 of the Places for Everyone joint development plan and the National Planning Policy Framework.

Officer Response: Drawing No: 11390 CD D03 Rev A – Street Furniture, received by the Local Planning Authority on 16th April 2026, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 12 No part of the development hereby approved shall be occupied until such time as details of litter and recycling bins to be located within the site has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and visual appearance of bins. The approved scheme shall be implemented prior to the first use of the development and retained for their intended purpose thereafter.

Reason: To facilitate the disposal of waste and recycling to prevent littering and the subsequent impacts to visual amenity and ecology and in accordance with Policies G7, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: Drawing No: 11390 CD D03 Rev A – Street Furniture, received by the Local Planning Authority on 16th April 2026, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the

approved details in order to comply with the requirements of the condition.

- 17 No external lighting shall be installed on the building 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: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers in accordance with policies P3, G9 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.

Officer Response: Drawing No: 11390 CD D03 Rev A – Street Furniture and Kingfisher Lighting, Columns, Datasheet, received by the Local Planning Authority on 16th April 2026 and the Lighting Impact Assessment by ECS Consultants Ltd, Document No: 28/038/LR/01, Version: 1, Date of Issue: 8th August 2026, received by the Local Planning Authority on 5th August 2026, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

The applicant is advised that as with all installations, where there are complaints received due to the lighting, even though it shows it's below the guidance, the owner is responsible to provide a solution to reduce any intrusive lighting by shields/baffles.