

Officers Report

Case Reference: OTH/2026/0575
Location: BANK TOP FARM, HOLLINGWORTH ROAD,
LITTLEBOROUGH, OL15 0AU
Proposal: Submission of details to comply with condition 13 (method statement) on planning permission 23/01061/FUL
Recommendation: Approve
Officer: Rachel Carney

Recommendation: Approve

Condition(s) (1)

- 13 No development shall take place until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt the CMS shall include:
- i) the parking of vehicles of site operatives and visitors;
 - 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;
 - v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
 - vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
 - vii) hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

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

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, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

A Construction Method Statement (CMS) has been submitted. This appropriately sets out how development of the site will be undertaken in accordance with points i) to vii) of the condition.

The submitted Construction Method Statement is acceptable and subject to the development being undertaken in accordance with the measures set out within, the requirements of condition 13 are satisfied.