

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

APPLICATION REFERENCE: OTH/2026/0575

Applicant Mrs Sue Davies Bank Top Farm Hollingworth Road Littleborough OL15 0AU	Agent Mr Ross Erwin Tribeca House 21-27 Dale Street Manchester M1 1EY
---	---

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 13 (method statement) on planning permission 23/01061/FUL

Location: BANK TOP FARM, HOLLINGWORTH ROAD, LITTLEBOROUGH, OL15 0AU

Valid On: 24 June 2026

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

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.

Date of Decision: 30/09/2026

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.