

Planning and Licensing Committee

Update Report – 8 April 2021

AGENDA ITEM 5 – 21/00074/FUL – Middleton Campus, Hopwood Hall College, Rochdale Road, Middleton, M24 6XH

ADDITIONAL PUBLIC REPRESENTATIONS

Following the publication of the Agenda, one additional objection letter has been received. The contents of which can be summarised as follows:

- Concerns about the location of the temporary classrooms and traffic.

Officer response: The matters above have already been addressed in the main report.

UPDATE TO REPORT

The applicant has submitted amended plans with some limited changes including: proposed plans showing slightly wider cabins increased from 17.92m to 19.66m (+1.74m) with no changes to the heights or lengths; minor repositioning of the lighting on the modular building; and confirmation of the hard landscaping specifications. The Council's Statement of Community Involvement (September 2020) at paragraph 5.24 states that the Council will decide whether further publicity is required taking account of certain considerations, including, but not limited to: If objections or representations raised at an earlier stage were substantial and, in the Council's view, relevant to the amendments being sought; If the proposed changes are significantly different to the original submission; If earlier views covered the matters which are subject of the amendment.

The size of the cabins have not been raised as points of objection in representations and the proposed changes are not significantly different to the original submission. As such the amendments to the plans are considered minor and do not change the nature of the proposals. In the context of the application the Recommendation remains the same, as the proposal would be for a temporary period and reversible in nature. Further publicity is not required on this basis.

The amendments have resulted in the plan references being updated in the relevant conditions. Condition 1 is amended to change the date to restore the land to its former condition from 1st August 2023 to 1st October 2023 to allow the Applicant additional time to remove the classrooms, break up and remove the hardstanding and re-seed the site. An additional condition is recommended requiring full details of the floorplans, elevations, roof plan and hard and soft landscaping of the second phase prior to commencement of that phase. Minor amendments have been made to conditions to reflect the most up to date report references.

UPDATE TO RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves that:

- (i) It is minded to **GRANT planning permission** subject to the recommended conditions listed in this report; and
- (ii) The application be referred to the Secretary of State and, if he is not minded to 'call in' the application for determination, the release of the decision notice be delegated to the Head of Planning.

Conditions

1. The buildings hereby permitted and all associated infrastructure shall be removed from the land and the land restored to its former condition on or before 1st October 2023 (or in accordance with an alternative timescale as may be agreed in writing with the Local Planning Authority) in accordance with a scheme of work submitted to and approved by the local planning authority. The scheme of work including a restoration plan shall be in accordance with the general principles of the Construction Environmental Management Plan (ref: GM11383 V2, dated March 2021) for the site, and shall be submitted to the Local Planning Authority on or before 1st March 2023. The site restoration scheme shall include a timetable for the completion of restoration works and shall include details:
 - a. To restore the site to marshy grassland in good condition as defined under the Defra metric v2 or any future version; or
 - b. To provide a receptor site identified to create a 0.5ha marshy grassland of high ecological value in good condition as identified in the Defra metric v2 or any future version; or
 - c. To provide an alternative scheme of restoration in consultation with Greater Manchester Ecological Unit.

The development shall be carried out in strict accordance with the agreed restoration details and timetable therein.

Reason: The modular building is only required to provide temporary accommodation until the construction of the proposed permanent school in accordance with section 72 of the Town and Country Planning Act 1990. The restoration plan is required to ensure appropriate measures are put in place to minimise detrimental effects to the neighbouring amenities, the area in general and the natural environment through the risks of pollution and dangers to highway safety, during the removal of the development and in the interests of the visual amenity, ecology, openness and purposes of including land in the Green Belt in accordance with Policies DM1, P3, T2, G4, G8 and G9 of the adopted Rochdale Core Strategy, saved Unitary Development Plan Policy D/4, and the National Planning Policy Framework.

2. This permission relates to the following plans:
 - Location Plan ref: ADP-00-ZZ-DR-A-0900 P1
 - Existing Site Plan ref: ADP-00-ZZ-DR-A-0901 P1
 - Topographical Survey of Site as at 08/09/20 ref: GM11383-002 A
 - Site Layout ref: EWATMP-ALA-00-XX-DR-L-0003 S3 P01
 - Site Layout with Year 2 Option ref: EWATMP-ALA-00-XX-DR-L-0004 S3 P01
 - Ground Floor Accommodation ref: 32556-PML-B1-00-DR-A-0001 P7
 - First Floor Accommodation ref: 32556-PML-B1-01-DR-A-0002 P6
 - Elevations Modular Accommodation ref: 32556-PML-B1-00-DR-A-0060 P5
 - Roof Plan ref: 32556-PML-B1-01-DR-A-0003 P3
 - Landscape General Arrangement ref: EWATMP-ALA-00-XX-DR-L-0001 S3 P05
 - Landscape General Arrangement with Year 2 Option ref: EWATMP-ALA-00-XX-DR-L-0002 S3 P02
 - Tree Retention and Removal Plan ref: EWATMP-ALA-00-XX-DR-L-0005 S3 P01

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. No development including site works for Phase 2, as shown on Site Layout with Year 2 Option ref: EWATMP-ALA-00-XX-DR-L-0004 S3 P01 shall commence until full details of the floor plans, elevations, roof plan, hard and soft landscaping and external materials has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and details prior to first occupation of the Phase 2 classrooms hereby permitted.

Reason: To ensure satisfactory standards of appearance and quality are achieved and that the development protects the character and appearance of the Green Belt and to accord with Policies P3, DM1 and G4 of the adopted Rochdale Core Strategy, Policy G/D/2 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: These details are required before ground works take place.

Design, Landscaping and Trees

4. The development shall be carried out in accordance with the material details on the approved External Finishes, Elevations Modular Accommodation (ref: 32556-PML-B1-00-DR-A-0060 P5), Landscape General Arrangement (ref: EWATMP-ALA-00-XX-DR-L-0001 S3 P05), the Landscape General Arrangement with Year 2 Option (ref: EWATMP-ALA-00-XX-DR-L-0002 S3 P02) and the Hard Landscape Outline Specification (ref: EWATMP-ALA-00-XX-DR-L-0006 S3 P01) unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure satisfactory standards of appearance and quality are achieved and that the development protects the character and appearance of the Green Belt and to accord with Policies P3, DM1 and G4 of the adopted Rochdale Core Strategy, Policy G/D/2 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

5. No development or site works for each phase shall take place until all trees that are to be retained within or adjacent to the relevant part of the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To ensure adequate protection of trees around the site and to accord with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement of any works on site to ensure no damage is caused.

Ecology and Biodiversity

6. No development or site works shall take place until the Local Planning Authority has been provided with either:

- a. A conservation certificate demonstrating entry into Natural England's District Licensing Scheme for Great Crested Newts; or
- b. A license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 (amended on the 1st January 2021 as the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) authorising the specified activity/development to go ahead; or
- c. For the development as a whole, or for any specific part of it, a statement in writing from the relevant licensing body or Greater Manchester Ecological Unit to the effect that it does not consider that the specified development or a particular part of the development will require a license.

Reason: The proposed development is likely to cause harm to Great Crested Newts and mitigation is required in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Mitigation measures will need to be secured prior to commencement of any works, including site preparation works.

7. No ground clearance, tree felling or pruning, hedgerow removal or clearance of vegetation in preparation for or during the course of the development hereby permitted shall be undertaken in the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority which establishes that no part of the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development including clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been approved in writing by the Local Planning Authority. Nest site protection shall be provided in accordance with the approved methodology.

Reason: In order to protect birds and their nests and to accord with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The development of Phase 1, as shown on Site Layout ref: EWATMP-ALA-00-XX-DR-L-0003 S3 P01 shall be carried out in full accordance with the Construction Environmental Management Plan (ref: GM11383 V2, dated March 2021) and the Construction Management Plan (dated 25/03/2021).

Reason: The protect mammals, amphibians and reptiles; to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread and to limit harm to Hopwood Clough Site of Biological Importance and Trub Brook during the construction of the development in accordance with Policies G7, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. No development including site works for Phase 2, as shown on Site Layout with Year 2 Option ref: EWATMP-ALA-00-XX-DR-L-0004 S3 P01 shall commence until a Construction Management Plan (CMP) and Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP and CEMP shall be adhered to throughout the construction period for Phase 2.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to the natural environment during the construction of the development in accordance with Policies P3, G7, G8 and G9 of the adopted Rochdale 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 the natural environment, residents and highway safety prior to commencement of any works taking place.

Flood and Drainage

10. The development of Phase 1, as shown on Site Layout (ref: EWATMP-ALA-00-XX-DR-L-0003 S3 P01) shall be carried out in full accordance with the Drainage Strategy (Ref: 078440-CUR-00-XX-RP-C-92001 V01).

Reason: To ensure satisfactory disposal of surface water from the site and to protect the ecological status of Trub Brook in accordance with Policies G7, G8 and G9 of the adopted Rochdale Core Strategy, Policy EM/7 and EM/8 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

11. No development including site works for Phase 2 shall commence until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme for the development shall be in accordance with the National Planning Policy Guidance (NPPG) hierarchy, in the following order of priority:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall be based upon the principles established in the Phase 1 Drainage Strategy (Ref: 078440-CUR-00-XX-RP-C-92001 V01) and shall include:

- A Design that is based upon conclusions of the Drainage Strategy;
- Results of infiltration testing to establish infiltration rates;
- The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design;
- Details of the use of flow attenuation measures.

The approved scheme shall be implemented prior to first occupation of the Phase 2 classrooms hereby permitted and shall be retained as such thereafter.

Reason: 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, Policy EM/7 and EM/8 of the saved 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.

Environmental Considerations

12. The development shall be carried out in accordance with the recommendations of the Phase II Ground Investigation Report by Wardell Armstrong (ref: GM11383 010 V1.0, dated November 2020) and shall include:

- i. Rotary boreholes drilled to confirm the mine setting for the site (Phase 2 only).
- ii. A Materials Management Plan (MMP) for each phase to be submitted to and approved in writing by the Local Planning Authority. The MMP shall contain details of the potential reuse of on-site materials and disposal of material which cannot be used on site. The development of each phase hereby permitted shall be carried out in accordance with the approved MMP and the timescales therein.

Prior to the occupation of each phase of the development a verification report shall be submitted to and approved in writing by the Local Planning Authority demonstrating compliance with the recommendations of the report.

Reason: To ensure contamination on the site is appropriately addressed and to accord with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. The development shall be carried out in accordance with the recommendations set out in Section 5 of the Noise Assessment Report, prepared by Wardell Armstrong dated October 2020 (Ref: GM11383 009 V1.1).

Reason: To ensure a satisfactory standard of development in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. With the exception of the external lighting shown on the approved plans, no further external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of each phase of the development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason. To prevent habitat disturbance of protected species and to limit visual impacts on the landscape in accordance with the adopted Rochdale Core Strategy Policies P3 and G7 and the National Planning Policy Framework.

AGENDA ITEM 7 – 20/01529/FUL – Riverside Phase 2, Land bounded by John Street, New Bailie Street, Penn Street and rear of properties fronting Yorkshire Street, Rochdale

UPDATE TO REPORT

The report is updated to include proposed conditions.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:

- RR2-CPA-ZZ-ZZ-DR-A-0100 P1 Site Location Plan (1:1250)
- RR2-CPA-ZZ-ZZ-DR-A-0101 P1 Existing Site Plan
- RR2-CPA-ZZ-ZZ-DR-A-0103 P1 Topographical Plan

- RR2-CPA-ZZ-ZZ-DR-A-0115 P2 Proposed Site Plan (Coloured)
- RR2-CPA-ZZ-ZZ-DR-A-0116 P2 Phasing Plan (Coloured)
- RR2-CPA-ZZ-ZZ-DR-A-0700 P3 Site Sections (Sheet 1)
- RR2-CPA-ZZ-ZZ-DR-A-0701 P3 Site Sections (Sheet 2)
- RR2-CPA-ZZ-ZZ-DR-A-0702 P3 Site Sections (Sheet 3)
- RR2-PLA-XX-XX-DR-L-0002 S1 P07 Landscape Masterplan
- RR2-PLA-XX-XX-DR-L-1001 S1 P03 Hardworks GA
- RR2-PLA-XX-XX-DR-L-2001 S1 P03 Softworks and Indicative Planting Schedule
- RR2-PLA-XX-XX-DR-L-3001 S1 P05 External Levels with Retaining Walls
- RR2-PLA-XX-XX-DR-L-4001 S1 P02 Site Furniture
- RR2-PLA-XX-XX-DR-L-4003 S4 P02 Boundary Treatment Plan
- 11739-AEW-XX-00-DR-A-0510 P02 Proposed Ground Floor Plan (1:100)
- 11739-AEW-XX-01-DR-A-0511 P02 Proposed First Floor Plan (1:100)
- 11739-AEW-XX-02-DR-A-0512 P02 Proposed Second Floor Plan (1:100)
- 11739-AEW-XX-03-DR-A-0513 P02 Proposed Third Floor Plan (1:100)
- 11739-AEW-XX-04-DR-A-0514 P02 Proposed Fourth Floor Plan (1:100)
- 11739-AEW-XX-RF-DR-A-0515 P02 Proposed Rooftop Plant Level Plan (1:100)
- 11739-AEW-XX-RF-DR-A-0516 P01 Proposed Roof Plan (1:100)
- 11739-AEW-XX-XX-DR-A-0520 P01 Proposed North Elevation (1:100)
- 11739-AEW-XX-XX-DR-A-0521 P01 Proposed East Elevation (1:100)
- 11739-AEW-XX-XX-DR-A-0522 P01 Proposed South Elevation (1:100)
- 11739-AEW-XX-XX-DR-A-0523 P01 Proposed West Elevation (1:100)
- 11739-AEW-XX-ZZ-DR-A-0530 P01 Proposed Section AA (1:100)
- 11739-AEW-XX-ZZ-DR-A-0531 P01 Proposed Section BB (1:100)
- RR2-KKA-B2-00-DR-A-25-1000 P07 Level 00 Plan
- RR2-KKA-B2-01-DR-A-25-1001 P04 Level 01 Plan
- RR2-KKA-B2-02-DR-A-25-1002 P04 Levels 02 & 03 Plans
- RR2-KKA-B2-02-DR-A-25-1004 P04 Levels 04 & 05 Plans
- RR2-KKA-B2-06-DR-A-25-1006 P04 Level 06 Plan
- RR2-KKA-B2-07-DR-A-25-1007 P07 Level Roof Plan
- RR2-KKA-B2-XX-DR-A-251100 P06 East Elevation
- RR2-KKA-B2-XX-DR-A-251101 P06 West Elevation
- RR2-KKA-B2-XX-DR-A-251102 P06 North & South Elevation
- RR2-CPA-ZZ-00-DR-A-0220 P2 Combined GA Plan – Level 00 Plan
- RR2-CPA-ZZ-01-DR-A-0221 P2 Combined GA Plan – Level 01 Plan
- RR2-CPA-ZZ-02-DR-A-0222 P2 Combined GA Plan – Level 02 Plan
- RR2-CPA-ZZ-03-DR-A-0223 P2 Combined GA Plan – Level 03 Plan
- RR2-CPA-ZZ-04-DR-A-0224 P2 Combined GA Plan – Level 04 Plan
- RR2-CPA-ZZ-05-DR-A-0225 P3 Combined GA Plan – Level 05 Plan
- RR2-CPA-ZZ-06-DR-A-0226 P3 Combined GA Plan – Level 06 Plan
- RR2-CPA-ZZ-07-DR-A-0227 P2 Combined GA Plan – Level 07 Plan
- RR2-CPA-ZZ-08-DR-A-0228 P2 Combined GA Plan – Level 08 Plan
- RR2-CPA-ZZ-09-DR-A-0229 P2 Combined GA Plan – Level 09 Plan
- RR2-CPA-ZZ-10-DR-A-0230 P2 Combined GA Plan – Level 10 Plan
- RR2-CPA-B4-ZZ-DR-A-0606 P2 GA Elevation East – Block 4
- RR2-CPA-B3-ZZ-DR-A-0607 P3 GA Elevation West – Block 3
- RR2-CPA-ZZ-ZZ-DR-A-0608 P2 GA Elevation North – Blocks 3 & 4
- RR2-CPA-ZZ-ZZ-DR-A-0609 P2 GA Elevation South – Block 3 & 4
- RR2-CPA-B4-ZZ-DR-A-0610 P2 GA Elevation Courtyard West – Block 4
- RR2-CPA-B3-ZZ-DR-A-0611 P3 GA Elevation Courtyard East – Block 3
- RR2-CPA-ZZ-ZZ-DR-A-0703 P2 Combined Section AA – Blocks 3 & 4
- RR2-CPA-ZZ-ZZ-DR-A-0704 P2 Combined Section BB – Blocks 3 & 4
- RR2-CPA-ZZ-ZZ-DR-A-0705 P2 Combined Section CC – Blocks 3 & 4
- Design and Access Statement Part I Masterplan (851-CPA-ZZ-ZZ-RP-A-9100)
- Design and Access Statement Part II Landscape Masterplan (PL159.2)

- Design and Access Statement Part III Block 1 Office (11739-AEW-XX-XX-RP-A-0010 P02)
- Design and Access Statement Part IV Block 2 Hotel
- RR2 Design and Access Statement Part V Blocks 3 & 4 Residential (851-CPA-ZZ-ZZ-RP-A-9105)
- RR2 Development Schedule v2 (March 2021)
- GEN01-RPT-07 Waste Management Strategy (December 2020)

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The development as shown on the approved plans set out in Condition 2 shall be developed in accordance with the following parameters as set out in the approved Development Schedule (March 2021) as follows:
 - i) The approved uses shall be office, hotel, residential, public open space, car parking, servicing, and associated and ancillary uses;
 - ii) The maximum floorspace (gross internal area) shall be 24,375 m²;
 - iii) The maximum office use floorspace (Class E) shall be 4,089 m² (GIA);
 - iv) The maximum hotel use floorspace (Class C1), including any ancillary use to the hotel operation, shall be 5,033 m² (GIA), and shall not exceed 146 hotel bedroom accommodation for guests;
 - v) The maximum residential (Class C3) floorspace shall be 15,359 m² (GIA), and shall not exceed 242 residential units
 - vi) The maximum number of parking spaces shall be 2no. disabled spaces provided in association with the office use;
 - vii) The maximum height of Block 1 shall be 20.7 metres above ground level excluding plant, (no greater than 5 storeys);
 - viii) The maximum height of Block 2 shall be 24.2 metres above ground level excluding plant, (no greater than 7 storeys)
 - ix) The maximum height of Block 3 shall be 29.7 metres above ground level excluding plant, (no greater than 9 storeys)
 - x) The maximum height of Block 4 shall be 30.5 metres above ground level excluding plant, (no greater than 10 storeys)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

4. Implementation of the development shall accord with the hereby approved Phasing Plan RR2-CPA-ZZ-ZZ-DR-A-0116 Rev P2 and Phasing Programme RR2-RPT-016. Any amendment to the phasing programme must be first agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

5. The development shall be carried out in full accordance with the submitted investigation and risk assessment, (Phase 1 Preliminary Risk Assessment, Version 02, reference 071433.300-CUR-00-XX-RP-GE-01, dated January 2019 and Ground Investigation Report, Version 02, reference 071536-CUR-00-XX-RP-GE-001, dated March 2020).

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and this shall be approved in writing by the local planning authority. The remediation shall thereafter be carried out in accordance with the approved strategy.

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 building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. The site shall be developed with separate systems for foul and surface waters in accordance with drainage scheme details provided in:
 - (a) Drainage Layout drawing ref. RR2-CUR-EW-XX-DR-D 92500-C04 dated 04.12.20 by Curtins;
 - (b) Flood Risk & Drainage (Strategy) Statement by Curtins, issued 27 Nov 2020 doc ref. RR2-CUR-00-XX-RP-C-92001

The hereby approved drainage scheme shall be implemented and completed prior to the occupation or first use of any phase of development and shall be maintained and managed in accordance with the approved scheme thereafter in perpetuity. Any amendment to the approved drainage scheme must be first agreed in writing by the Local Planning Authority.

Reason: 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 Rochdale Unitary Development Plan and the NPPF.

7. The development within Phase 1 as described in Condition 4 shall be undertaken in accordance with the hereby approved Construction Method Statement, (Phase 1 Main Works Blocks 2, 3 & 4 Version 1, dated 19th January 2021), prepared by Willmott Dixon. Any amendment to the approved statement must be first agreed in writing by the Local Planning Authority.

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 Core Strategy and the National Planning Policy Framework.

8. The development within Phase 1 as described in Condition 4 shall be undertaken in accordance with the relevant measures identified in the hereby approved Energy and Sustainability Report, prepared by TACE, reference PA1555/PA1556 Revision B dated

February 2021, for enhanced building envelope insulation; engineered façade design; air permeability; high efficiency systems, plant and controls; air source heat pumps and photovoltaics. Any amendment to the hereby approved Energy and Sustainability Report and relevant measures must be first agreed in writing by the Local Planning Authority.

A verification report to confirm the development has been implemented in conformity with the relevant measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of any building or unit within Phase 1. All relevant installed plant, air source heat pumps and photovoltaics shall be maintained and retained in use thereafter in perpetuity.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policy G2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. The development shall be undertaken in accordance with the principles set out in the hereby approved Waste Management Strategy (GEN01-RPT-07, December 2020), prepared by RPC Planning, and each block, building or unit therein, shall be provided with access to the proposed waste and recycling facilities in accordance with the general layout arrangements on hereby approved drawings RR2-CPA-ZZ-ZZ-DR-A-0115 P2 Proposed Site Plan (Coloured), RR2-KKA-B2-00-DR-A-25-1000 P07 Level 00 Plan (Planning) and RR2-CPA-ZZ-01-DR-A-0221 P2 Combined GA Plan – Level 01 Plan. Access to the relevant waste and recycling facilities associated with each block, building or unit therein shall be retained thereafter in perpetuity.

Reason: In the interests of waste management, sustainable travel and visual amenity in accordance with Core Strategy policies DM1, T1 and the National Planning Policy Framework.

10. The development shall be undertaken in accordance with the recommendations of the hereby approved Crime Impact Statement (URN: 2016/0422/CIS/02 – Version B dated 3rd December 2020), prepared by GM Police, and the requirements set out for physical security in Section 4.0 and management and maintenance in Section 5.0. Any amendment to the approved document must be first agreed in writing by the Local Planning Authority.

Reason: To minimise the risk of crime and anti-social behaviour in accordance with policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Pre-commencement development (Phase 2 only)

11. No development within Phase 2 as described in Condition 4 shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction of development within Phase 2. The Construction Method Statement shall provide for:

- i.) The number and timing of vehicle movements and provision for management of the site entrance/egress in respect of those movements, including, as the case may be, the employment of banksmen;
- ii.) hours for site preparation, demolition works, delivery of materials and construction;
- iii.) the parking of vehicles of site operatives and visitors;
- iv.) loading and unloading of plant and materials;

- v.) storage of plant and materials used in the works;
- vi.) method of prevention of mud being carried onto the highway, including wheel washing facilities;
- vii.) measures to control the emission of dust and dirt during construction;
- viii.) measures to control construction noise emissions;
- ix.) a scheme for recycling/disposing of waste resulting from construction works;
- x.) identification of a permanent on-site contact and/or traffic manager as main point for all enquiries or issues arising from construction activities;
- xi.) details of location of any site compound(s);
- xii.) there shall be no burning of materials on-site during construction of the development without prior, written approval of the local planning authority;

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

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 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 and the functioning of the highway network prior to commencement of any building or engineering works on site.

12. No development within Phase 2 as described in Condition 4 shall commence until a Service/Delivery Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the lifetime of development within Phase 2. The Service/Delivery Strategy shall provide for:

- i) Details of the proposed site access strategy
- ii) Identification of the service/delivery bays within the site for each use
- iii) Co-ordination of regular servicing/delivery vehicles to avoid conflicts within the site
- iv) Details of any access restrictions including but not limited to the permitted hours for access
- v) Details of the proposed vehicle routing strategy to ensure ease of access to/from the wider highway network.

Reason: To minimise detrimental effects to dangers to highway safety and the functioning of the wider network in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals involve the provision of servicing within the development and in order protect the safety of nearby residents and the functioning of the highway network prior to commencement of any building or engineering works on site.

Pre-above ground works (both phases)

13. Notwithstanding any description of materials in the application no above ground construction works in any phase shall take place until samples and/or full specification of materials to be used externally on the buildings in the relevant phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of any unit or building within the relevant phase of development. Only materials so approved shall be used in the relevant phase in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework

Reason for pre-commencement: As the proposals involve a large scale development adjacent to heritage assets details are required to ensure they are appropriate prior to commencement of development.

14. Notwithstanding any description of materials in the application no above ground development shall take place within any phase until samples of full details of materials to be used for the construction and/or alteration to public highway and publicly accessible places within the relevant phase of development have been submitted to and approved in writing the Local Planning Authority. Only the materials so approved shall be used in the relevant phase in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework

Reason for pre-commencement: As the proposals involve a large scale development adjacent to heritage assets details are required to ensure they are appropriate prior to commencement of development.

15. No above ground works hereby permitted in any phase of development shall commence until a detailed Landscape Management Scheme based on hereby approved drawing Landscape Masterplan ref. RR2-PLA-XX-XX-DR-L-0002 Rev P07, Hardworks ref. RR2-PLA-XX-XX-DR-L-1001, Softworks ref. RR2-PLA-XX-XX-DR-L-2001, External Levels with Retaining Walls ref. RR2-PLA-XX-XX-DR-L-3001, Site Furniture ref. RR2-PLA-XX-XX-DR-L-4001, Boundary Treatment Plan ref. RR2-PLA-XX-XX-DR-L-4003, and Design and Access Statement Part II (Landscape Masterplan) prepared by Planit-ie (dated December 2020) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i.) full details of trees and shrubs to be planted, green infrastructure and other planted areas;
- ii.) details of how proposed trees, shrubs and other planted areas will enhance habitats for invertebrates, birds and native species as recommended in the hereby approved Biodiversity Statement prepared by Verity Webster (dated November 2020), paragraphs 2.1.3 to 2.1.13
- iii.) full details of boundary and surface treatments;
- iv.) full details of proposed seating, lighting structures, public art, bollards, bins, cycle racks, grilles, other associated street furniture and amenity features; and,
- v.) details for the future maintenance of the landscaping.

Each phase of development shall be implemented and maintained thereafter in perpetuity in accordance with the approved scheme.

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 policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Pre-occupation / first use (both phases)

16. No phase of development shall first be brought into use until details for the design, construction, drainage and delivery of the internal access road (including its footways and connections to the public highway) as set out in drawing RR2-CPA-ZZ-ZZ-DR-A-0115 Proposed Site Plan and a delivery strategy setting out a programme of works for its implementation and completion, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved delivery strategy.

Reason: To minimise detrimental effects to dangers to highway safety and the functioning of the wider network in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

17. No phase of development shall first be brought in use until details for the design, construction, drainage and delivery of the vehicular access off John Street as shown on drawing drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0115 Rev P2 Proposed Site Plan, including details of any on-site management of access has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved delivery strategy.

Reason: To minimise detrimental effects to dangers to highway safety and the functioning of the wider network in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

18. No building or unit(s) therein within any phase of development shall be brought into use until details of proposed car and motorcycling parking provision for that building or unit(s) therein, including any relevant provision within the Rochdale Riverside Phase 1 car park as identified on drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0100 Rev P1 Site Location Plan (blue line), in accordance with the Development Schedule v2 (March 2021), has been submitted to and approved in writing by the Local Planning Authority and has been made available for such use. Such car and motorcycle parking spaces shall be implemented, retained and kept available for use thereafter in perpetuity in connection with the occupation of the relevant building or unit(s) therein.

Reason: In order to ensure adequate and appropriate parking, manoeuvring and waste provision and to comply with the Rochdale accessibility hierarchy in accordance with Core Strategy policies T2 and DM1 and the National Planning Policy Framework.

19. No building or unit(s) therein within any phase of development as described in Condition 4 shall be brought into use until a Service/Delivery Management Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be adhered to throughout the lifetime of development within each phase. The Service/Delivery Strategy shall provide for:

- i) Details of the proposed site access strategy
- ii) Identification of the service/delivery bays within the site for each use, building and/or unit(s)

- iii) Co-ordination of regular servicing/delivery vehicles to avoid conflicts within the site
- iv) Details of any access restrictions including but not limited to the permitted hours for access
- v) Details of the proposed vehicle routing strategy to ensure ease of access to/from the wider highway network.

Reason: To minimise detrimental effects to dangers to highway safety and the functioning of the wider network in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

20. No fixed plant or machinery shall be operated in any phase of development until relevant measures have been implemented in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority relevant to the Block identified on drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0115 Rev P2 Proposed Site Plan, in accordance with hereby approved Planning Noise Report, (ref. 20186-RO8-B, dated 20 November 2020), prepared by Sandy Brown, to prevent air-borne noise from the operation of such fixed plant and machinery from that Block adversely affecting neighbouring residential properties, including existing and, where known, future residential properties. The scheme shall demonstrate that all such plant and machinery will obtain a daytime (07:00 hours to 23:00 hours) LAeq 1 hours no greater than 48dB (free field) and a night time (23:00 to 07:00) LAeq 15 mins no greater than 46 dB (free field) as calculated or measured at one metre from the façade of any existing or future residential dwelling. All plant and machinery shall be operated and maintained in accordance with the approved scheme thereafter in perpetuity.

Reason: In the interests of visual amenity and noise mitigation in accordance with policies DM1, P3 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

21. No building or unit(s) therein within any phase of development shall be brought into use until details to commemorate the site's heritage including the results of archaeological investigations set out in the Archaeological Excavation Report, (SA/2020/120, December 2020), in the form of a publication of a booklet in the Greater Manchester Past Revealed series, (or other such series overseen by Greater Manchester Archaeological Advisory Service), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with NPPF paragraph 199, to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

22. No building or unit(s) therein within any phase of development shall be brought into use until a detailed external lighting scheme for that phase of development shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all external lighting of the relevant phase including lighting of new public realm, streets, decorative or feature lighting of buildings (but excluding signage, facias and advertisements), service areas, car parking areas and security lighting. No building or publicly accessible area within the relevant phase of development shall be first occupied or brought into first use until the lighting relevant to it has first been installed and made operational in accordance with the approved external lighting scheme. Any such external lighting installed shall be maintained in working order and retained thereafter in perpetuity.

Reason: In the interests of visual and residential amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

23. Block 1 (office use), or any unit therein, shall be brought into use until a minimum of 2 parking spaces for disabled drivers shall be provided and available for use in accordance with the hereby approved drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0115 Rev P2 Proposed Site Plan.

Reason: To make provision for people with impaired mobility in accordance with policies T2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

24. No building or unit(s) therein within any phase of development shall first be brought into use until a Detailed Travel Plan (DTP) relevant to that building or unit(s) has been submitted to and approved in writing by the Local Planning Authority. The approved DTP shall be submitted in accordance with the principles set out in the hereby approved Framework Travel Plan, (075166-CUR-00-XX-RP-TP-002, Revision V02 dated 3rd December 2020), prepared by Curtins, and shall be implemented not later than 6 months following the first use of the relevant building or unit(s) therein, and shall provide for / include the following:

- (i) relevant information about existing travel habits established 6 months' post first use of the unit;
- (ii) details of specific measures to be implemented to promote the use of sustainable modes of transport and details of ways in which these will be implemented;
- (iii) details of means by which the DTP shall coordinate with the requirements of the hereby approved Travel Plan Framework; and
- (iv) details of the means by which the DTP shall be reviewed.

Reason: To encourage people to use more sustainable modes of transport other than the motor car, in accordance with Core Strategy policies T1 and T2 and the National Planning Policy Framework.

25. No building or unit(s) therein within any phase of development shall first be brought into use until details of the proposed cycle parking to serve the relevant building or unit(s) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in accordance with the approved details before occupation or first use of the relevant building or unit(s) and maintained thereafter in perpetuity.

Reason: To encourage and make provision for cycle transport as an alternative mode of transport to the site in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

26. No building or unit(s) therein in any phase of development that includes restaurant, food and drink uses, including ancillary uses, within Use Class E, shall be brought into use until a scheme for the use of air extraction equipment and specifications of the equipment, including measures to alleviate noise, vibration, fumes, odours, (and incorporating active carbon filters, silencers and anti-vibration mountings where necessary), shall be submitted to and approved in writing by the Local Planning Authority for that building or unit(s) therein. The equipment shall be implemented in accordance with the relevant approved details before occupation of the relevant building or unit(s) therein, and maintained thereafter in perpetuity in good working order.

Reason: In order to ensure an appropriate level of sound insulation in the interests of residential amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

27. No building or unit(s) therein in any phase of development that includes restaurant, food and drink uses, including ancillary uses, within Use Class E, shall be brought into use until a scheme for the use of air extraction equipment and specifications of the equipment, including measures to alleviate noise, vibration, fumes, odours, (and incorporating active carbon filters, silencers and anti-vibration mountings where necessary), shall be submitted to and approved in writing by the Local Planning Authority for that building or unit(s) therein. The equipment shall be implemented in accordance with the relevant approved details before occupation of the relevant building or unit(s) therein, and maintained thereafter in perpetuity in good working order.

Reason: In order to ensure an appropriate level of sound insulation in the interests of residential amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

28. No building or unit(s) therein in any phase shall be brought into use until a detailed pedestrian signage strategy for the public accessible areas shall be submitted to and approved in writing by the Local Planning Authority. No building or unit(s) therein in any phase of development shall be brought into first use until the approved pedestrian signage strategy relevant to that phase of development has been installed, and it shall be maintained thereafter in perpetuity.

Reason: In the interests of highway safety and pedestrian accessibility in accordance with Core Strategy policy T2 and the NPPF.

29. No building or unit(s) therein within any phase of development shall first be brought into use until such time as details of the Traffic Regulation Orders to facilitate the development to include, but not be limited to: John Street, Penn Street and New Baillie Street, are submitted to and approved in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the functionality of the wider highway network in accordance with Core Strategy policy T2 and the NPPF.

Post-occupation first / use (phased)

30. The new planting for any phase of development approved pursuant to Condition 15 of this permission shall be carried out during the planting season, October to March inclusive, in accordance with the British Standard BS 4428 (1989), (as amended, revoked or re-enacted), no later than 12 months following completion of the relevant phase of the development. Any plants or trees within the relevant phase found damaged, dead or dying in the first five years following planting shall be duly replaced and thereafter retained in perpetuity.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development in accordance with Core Strategy policy P3 and G7 and the National Planning Policy Framework.

31. Within 6 months of first occupation or use of any development within Phase 1 as described in Condition 4 a temporary scheme for landscaping and/or use(s) for area of Phase 2, including details of delivery, shall be submitted to and approved in writing by the Local Planning Authority. The temporary scheme and/or use(s) shall be carried out in

accordance with the agreed scheme and delivery programme and retained thereafter until such time Phase 2 comes forward for development.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development in accordance with Core Strategy policy P3 and G7 and the National Planning Policy Framework.