

11th November 2025

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-14478434

Application to discharge Condition 3 (remediation strategy) attached to full planning permission reference 25/00541/FUL

Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY

On behalf of Willmott Dixon Construction, we are submitting details for the discharge of condition PC3 (remediation strategy). PC3 states:

"PC3. No development, other than the site clearance works approved under this planning permission, including only the necessary demolition of existing buildings to facilitate safe access to previously un-investigated areas of the site, shall commence until a remediation strategy addressing the risks associated with site contamination, in relation to the permitted development, has been submitted to and approved in writing by the local planning authority.

This strategy will include the following components:

- 1. Additional site investigation scheme, based on the reports already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.*
- 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 3. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter.

The approved development shall not be brought into use until such time as a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: Reason: In the interests of protecting controlled waters 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: Groundworks have the potential to give rise to pollution to controlled waters."

The following two documents are submitted in compliance with condition PC3:

- LKC251085-C1-RMS Remediation Strategy & Build Phase Verification Plan
- Asbestos Management Plan - Ref. LKR241014

As you will be aware the Remediation Strategy and Asbestos Management Plan submitted herein have been separately approved under condition PC3 to planning permission 25/00519/FUL. Specifically PC3 to that permission states:

"PC3. The development hereby approved shall be undertaken in accordance with the remediation strategies outlined in the documents "Asbestos Management Plan and Risk Assessment For Asbestos Impacted Soils" ref. LKR241014 dated 21st July 2025 and "Remediation Strategy & Build Phase Verification Plan" ref. LKC251085 rev. 1 dated 23rd July 2025."

The works under permission 25/00519/FUL are underway on site, this has included the clearance of the site and remediation measures approved under the permission.

This directly corresponds to the stage 1 works under the new permission 25/00541/FUL.

By stage 1 we mean all works to development and complete the new teaching block. Stage 2 refers to the subsequent works to demolish the existing Block B teaching block and to undertake site investigations, remediation and temporary landscaping.

What this means for permission 25/00541/FUL and condition PC3 is that development work has already lawfully started on site for the clearance and remediation measures of the land for the location of the new teaching building, which is part of the stage 1 works under this permission.

Focusing on the opening of condition PC3 the key requirement for pre-commencement is; *No development, other than the site clearance works approved under this planning permission, including only the necessary demolition of existing buildings to facilitate safe access to previously un-investigated areas of the site, shall commence until a remediation strategy ... has been submitted to and approved in writing by the local planning authority.*

We cannot go backwards in time so it is physically impossible to discharge the condition in the manner specified. As we stated prior to issue of the decision notice to the LPA and to the

Environment Agency, condition PC3 should have been reworded to acknowledge this fact and to properly refer to the need, which still exists, to undertake site investigations and submit for approval a remediation strategy for the stage 2 works once the existing building is demolished. The wording of the condition does refer to this point, but regrettably without reference to the approved works already proceeding on site.

It is therefore requested that the LPA part-discharges condition PC3, or considers the condition as complied with, for the commencement of development of permission 25/00541/FUL on the basis of the fact that the Remediation Strategy is approved and is in process of implementation on site.

If the LPA will not agree to the above we require your **immediate** advice as the only remedy will be lodging a non-material amendment application (Section 96a) to vary the wording of PC3 to reflect the facts as they are on the ground. As you know the College intends to move in stage 1 works in short order it is essential that the planning position is clear and that we can record a lawful start of works under permission 25/00541/FUL has been made.

Given the urgency we are sending this letter directly to you whilst the application is received via the Planning Portal and we ask for your urgent attention to the above question. We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink that reads "Sophie McGeough". The script is cursive and fluid.

Sophie McGeough, Assistant Planner
Plan Red Ltd

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