



Public Health and Communities

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Public Protection and Customers

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Date: 27/10/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00945/DOC

Proposal: Submission of details to comply with condition 5 (site investigation) on planning permission 25/00047/ANM, Sladen Mill Halifax Road Littleborough Rochdale OL15 0LB

Dear Michael,

I have reviewed the following documents in relation to this site:

- Soil and Structures Ltd Remediation Strategy, Sladen Mill, Littleborough, report reference 20403-R-002-V04, and:
- TJ Booth Associates Geo-Environmental Audit for Proposed Residential Development, Sladen Mill, Littleborough report reference rep-tjba-mere grp-sladen mill-Phs 2+3 Env-250322.docx.

The Soil and Structures remediation strategy can be considered to be the “*duly approved remediation strategy*” as required within condition 5 of 15/01235/OUT. I would recommend partial discharge of the condition as follows, which is highlighted in bold text:

*“No development, other than the demolition of the building, 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 (excluding demolition of the building) takes place. The submitted report shall include:***

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

- o human health,***
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,***
- o adjoining land,***
- o groundwaters,***

- o water courses to include Greenvale Brook and the canal drain which runs parallel with the eastern boundary of the site,*
- o ecological systems,*
- o 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 dwellings hereby approved are first occupied."

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)