

Rochdale Metropolitan Borough Council
Planning Policy
PO Box 32
Rochdale
Lancashire
OL16 1JH

Our ref: SO/2025/125278/01
Your ref: 25/00945/DOC
Date: 21 October 2025

Dear Michael Atkinson-Smith,

Submission of details to comply with condition 5 (site investigation) on planning permission 25/00047/ANM

Sladen Mill Halifax Road Littleborough Rochdale OL15 0LB

Thank you for consulting the Environment Agency on this Discharge of Conditions application.

Environment Agency Position

As part of the consultation, we have reviewed the following documents:

- Controlled Waters Risk Assessment, Sladen Mill, Littleborough. Prepared by Soil and Structures Ltd. Version 07, dated August 2025
- Remediation Strategy, Sladen Mill, Littleborough. Prepared by Soil and Structures Ltd, Version 07, dated September 2025

We note both reports have been subject to peer review by a third party for Land Quality Management Ltd. We have reviewed the submissions to assess the significance of risk to controlled waters from the current condition of the site and after the proposed development has been completed.

We have been involved with the developer and their environmental consultants for a prolonged period of time and have had many technical discussions with the external project team regarding the identification of Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) impacted soils, groundwater and surface waters at the location.

Having read the reports, following on from technical discussions with the external project team and in consideration of condition 5 (site investigation) which is attached to planning permission 25/00047/ANM.

Based on the information which has been presented at this time we can recommend to the local planning authority that condition 5 (parts (i)-(iii)) can be

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Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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discharged at this time and therefore, as per the wording of the permission, to allow for the demolition of the remaining onsite structures to facilitate the stated remedial activities that are detailed in the aforementioned report.

We advise the applicant that before alterations to site are advanced to a time that re-routed shallow groundwater and on-site surface waters is allowed to enter Castle Brook, then the appropriate discharge permits should be sought and granted.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.

Yours faithfully,

Chris Nugent
Sustainable Places Advisor
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