



Mrs Alison Duxbury
Triangle Architects Ltd
Raven House
113 Fairfield Street
Manchester
M12 6EL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 22/01325/DOC

Application Type: Approval of detail reserved by condition

Proposal: Submission of details to comply with condition 4 (remediation strategy) on planning permission 21/01807/VRCON

Location: N/A , Land At Balderstone Road, Ruskin Road And Curzon Road (Site 3), Kirkholt, Rochdale, OL11 2JG

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

Conditions and Reasons:

- 4 The development shall be carried out in full accordance with the duly approved Phase 3 Remediation Statement (Ref: 19-B-12322 Site 3 Balderstone Road). If no contamination is identified on site during the development, a report supported by photographic evidence shall be submitted to and approved in writing by the Local Authority before any of the building(s) hereby approved are first occupied. In the event that unexpected contamination is identified or suspected, remediation shall be undertaken in accordance with the recommendations in the Phase 3 Remediation Statement 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 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.

Officer comment: The submitted Validation Report by Carley Daines and Partners Limited, reference number: 18-B-12322/The Strand Site 3 and dated September 2022, is accepted. For the avoidance of doubt, the requirements of the condition have been satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services