



**ECONOMY & PLACE DIRECTORATE
PLANNING AND DEVELOPMENT**

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Date: 21 January 2025

Mr Tom Whitehead
Brookhouse Group
On behalf of Lancet Homes
Prospect House
167-170 Washway Road
Sale
Cheshire
M33 6RH

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No	25/00019/DOC
Application	Approval of detail reserved by condition
Proposal	Submission of details to comply with condition 26 (verification) on planning permission 22/00830/VRCON
Location	Birchenley Manor Equestrian Centre, Wildhouse Lane, Milnrow, Rochdale, OL16 3TW

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

Conditions and Reasons:

- 26 Prior to any dwelling on any phase of the development being first occupied, an interim verification report demonstrating the completion of works relevant to that dwelling or phase 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 interim 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. A final verification report shall be submitted prior to final occupation of the development.

Reason: To ensure that the site does not pose any further risk to human health, public drinking water supplies or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The Council's Land Contamination Officer was consulted on this application and they approve of the information provided within the submitted Enabling Phase Validation Report Referenced 423.07.22.val Dated 18th December 2024.

Accordingly, Condition 26 is hereby partially discharged with the outstanding ground information / final verification report to be provided

at a later stage of the development sequence prior to final occupation of the development.

Yours faithfully,

Melanie Hale
Head of Planning Services