



ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT

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Our ref: 23/01366/DOC
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Date: 15 January 2024

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01366/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (Remediation and Completions Report) on planning permission 20/01401/AM
Location:	Land at Royle Road, Rochdale

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

Conditions and Reasons:

- 6 The development shall be carried out in accordance with the Phase I and II Geo-Environmental Site Assessment, reference 12-675-R1 and the remediation strategy detailed in the Remediation & Enabling Works Strategy, reference 11-778-R2, unless any variation is otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the occupation of each plot, a verification report that demonstrates the effectiveness of the remediation carried out on a plot by plot basis must be submitted to and approved in writing by the Local Planning Authority.

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 additional remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Officers Response: The submitted validation reports compromising the following documents are approved:

23/0133 Garden Validation (plots 24-29), November 2023, Ref 11-778 V20

Garden Validation (plots 29-30 and 98-100), November 2023, Ref 11-778 V19
Garden Validation (plot 187), August 2023, Ref 11-778 V9
Garden Validation (plot 186), August 2023, Ref 11-778 V8
Garden Validation (plots 181 – 185), July 2023, Ref 11-778 V7
Garden Validation (plots 181, 188-190), September 2023, Ref 11-778 V12
Garden Validation (plots 160-162), August 2023, Ref 11-778 V10
Garden Validation (plots 113-114 and 116), October 2023 Ref 11-778 V15
Garden Validation (plots 108-110), November 2023 Ref 11-778 V17
Garden Validation (plots 103-106), October 2023 Ref 11-778 V14
Garden Validation (plots 101-102 and 166-167), November 2023 Ref 11-778 V16
Garden Validation (plots 107), November 2023, Ref 11-778 V18
Garden Validation (plots 163-165), September 2023 Ref 11-778 V11
Garden Validation (plots 111-112 and 115-116), September 2023 V13

The condition is part approved insofar that it relates to plots 31-53 and 194-222 of the approved site plan.

A further submission will be required to provide validation reports for other plots across the development prior to their first occupation.

Yours faithfully,

Melanie Hale
Head of Planning Services