



**PLANNING AND DEVELOPMENT**

Melanie Hale  
Head of Planning Services

Number One Riverside, Smith Street,  
Rochdale, OL16 1XU

Telephone: 0300 303 8873  
Email: Nick.Brookman@Rochdale.Gov.UK  
Our ref: 25/00113/DOC  
Enquiries to: Nick Brookman  
Direct Line: (01706) 925891  
Date: 12 March 2025

Roland Lee  
Hale Architecture Limited  
22c Leathermarket Street  
London  
SE1 3HP

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |                                                                                                                |
|--------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>25/00113/DOC</b>                                                                                            |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                |
| <b>Proposal:</b>         | <b>Submission of details to comply with condition 8 (site remediation) on planning permission 23/01213/FUL</b> |
| <b>Location:</b>         | <b>Rhodes Business Park , Silburn Way, Middleton, Rochdale, M24 4NE</b>                                        |

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

**Conditions and Reasons:**

- 8 Prior to the commencement of development and where the site characterisation has identified unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, the water environment, buildings and other property and the natural and historical environment shall be submitted to an approved in writing by the Local Planning Authority.

The approved remediation scheme shall thereafter be fully implemented and there shall be no variation of the approved remediation scheme unless otherwise approved in writing by 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.

Officers Response: The Council's Contaminated Land Officer was consulted on this discharge of condition application and they have confirmed that the submitted Remediation Strategy referenced STV6211-R03-REV\_A is accepted. To comply with the requirements of the condition, the development shall be carried out in accordance with the recommendations set out in sections 9.1 - 9.3 of the report, and prior to the approved development first being occupied, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,

Melanie Hale  
Head of Planning Services