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OL163BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00758/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (Pre-Commencement - Site Investigation) planning permission 21/00746/FUL
Location:	Land At 4 Buxton Street, Heywood, Rochdale, OL10 1BS

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 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:
- a. a survey of the extent, scale and nature of contamination
 - b. an assessment of the potential risks to:
 - i. human health,
 - ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - iii. adjoining land,
 - iv. groundwaters and surface waters,
 - v. ecological systems,
 - vi. archeological sites and ancient monuments;
 - c. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Officer Response: The Council's Environmental Protection Officer is satisfied with the information provided. The details submitted in 'PHASE 4 SITE VALIDATION' received 13/07/23 submitted in relation to Condition 4 are approved.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services