ROCHDALE BOROUGH COUNCIL

ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 24 January 2024

Mrs Amanda Oakden
Chadkirk Consulting Ltd
39 Green Croft
Romiley
Stockport
SK6 4LW

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**23/01321/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 9 (site investigation) on planning permission 18/00971/FUL (Erection of a motor home sales centre and showroom and a detached storage unit (Sui Generis) together with the creation of two accesses off George Street including associated hardstanding to facilitate forecourt/display areas)**
Location:	**Land West Of George Street, Heywood, OL10 4PW**

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

Conditions and Reasons:

9 No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy 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 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 Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: The details submitted in 'Validation Report Land off George Street' in relation to Condition 9 are approved.

Yours faithfully,

Melanie Hale
Head of Planning Services