



PLANNING AND DEVELOPMENT

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Date: 20 May 2025

Mr I Whitworth
Progressive Design and Build
4 Lewisham Road
Slaithwaite
Huddersfield
HD7 5AL

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00320/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of Conditions 5 (Risk Assessment) and 9 (noise mitigation) of planning permission 23/00245/VRCON
Location:	Land To South Side Of William Street, Littleborough, OL15 8JP

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

Conditions and Reasons:

- 5 Amended Condition 5 (varied under condition 4 of 22/00882/VRCON) - Investigation and risk assessment

The development hereby approved shall be carried out in full accordance with the approved remediation strategy contained within section 6 of the submitted Phase II Geoenvironmental Investigation Report by Geoinvestigations Ltd ref. 591-R-01 and dated March 2022.

No dwelling shall be occupied until such time as a verification report has submitted to and approved in writing by the Local Planning Authority confirming the effectiveness of the remediation measures in addition to confirming that no unexpected contaminants were identified.

In the event that unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated thereafter within strict accordance with the approved remediation strategy and a verification report submitted to and approved in writing prior to the first occupation of any dwelling.

Reason: 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.

Officer Response: The Validation Report for Remedial Cover System by GeolInvestigations Ltd, Date: 13th February 2025, Report Ref: 687-R-03, received by the Local Planning Authority on 26th March 2025, has been reviewed and is approved. The requirements of the condition have been satisfied.

- 9 Amended Condition 9 (varied under condition 8 of 22/00882/VRCON) - Development in accordance with recommendations of section 6 of Noise Impact Assessment

The development hereby approved shall be constructed in complete accordance with the recommendations of sections 6 of the submitted Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme by Nova Acoustics dated 17/05/2021, Project Number 5941JP, Version 01. The units hereby approved shall not be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the following internal and external noise levels have been achieved:

35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The necessary measures shall be retained at all times thereafter.

Reason: In the interest of amenity and in compliance with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The Post-completion Validation Assessment by NOVA Acoustics, Project Reference No: NP-012276, Date: 05/03/2025, received by the Local Planning Authority on 26th March 2025, has been reviewed and is approved. The requirements of the condition have been satisfied.

Yours faithfully,

pp. C. Ringwood

Melanie Hale
Head of Planning Services