



PLANNING AND DEVELOPMENT

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Date: 09 January 2025

Miss Katie Daniels
Euan Kellie Property Solutions Ltd
Neo, 9 Charlotte Place
Manchester
M1 4ET
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01097/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 8 (site investigation) on planning permission 20/01093/FUL
Location:	1 Dobfield Road, Rochdale, Rochdale, OL16 3AW

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 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 survey of the extent, scale and nature of contamination
 - 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. archaeological sites and ancient monuments
 - where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s)

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

Reason: To prevent pollution of the water and ground 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, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and 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.

Decision: The following documents are approved:

- **Garden Validation Letter Report by Earth Environmental & Geotechnical Ltd. Ref: A5182/24/VR/V0. Dated: 5th November 2024.**
- **Hand Dug Validation Pit Logs by Earth Environmental & Geotechnical Ltd.**
- **DETS Report No: 24-12401. Report Issue Number: 1. By Normec DETS Limited. Dated: 23/10/2024.**

Yours faithfully,

Melanie Hale
Head of Planning Services