



Public Health and Communities

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Public Protection and Customers

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Date: 01/08/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00100/DOC

Proposal: Submission of details to comply with condition 7 (Surface Water and Foul Drainage), 8 (Phase 1 and Phase 2 SI), 10 (Construction Method Statement), 11 (Road Condition Survey) and 13 (Coal Mining Report) of planning permission 23/01256/FUL. Land Adjacent To 962 Edenfield Road Norden Rochdale OL12 7TN

Dear Sam,

I have reviewed the below referenced report in relation to this site:

- e3p Phase I Geoenvironmental Site Assessment. Land at Edenfield Road, Rochdale Report Reference: 16-702-R2-1.

This report recommends further work within the "Preliminary Contaminated Land Assessment" section at the beginning of the report. This requirement is repeated within the Conceptual Site Model. Therefore, further work in the form of a ground investigation and risk assessment are required.

I would not recommend discharge of condition 8 of application 23/01256/FUL until the works are completed. The further works may require the production of a remediation strategy and verification report. Should you wish to partially discharge the condition, then I would recommend discharging the section highlighted in bold text below:

"Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority"

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)