



Public Health and Communities

Kuama Thompson

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Public Protection and Customers

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Date: 19/08/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00116/FUL

Proposal: Erection of 6 detached dwellings with associated access, gardens and parking, Land Rear Of 83 Marland Fold Rochdale

Dear Claire,

I have reviewed the following documents submitted with the planning application:

- REFA Consulting Engineers Phase 1 Geo-Environmental Desk Study Report Marland Fold, Off Birchfield Drive, Rochdale, Report Reference Number 24143/GEDS;
- REFA Consulting Engineers Coal Mining Risk Assessment for a Proposed Development Marland Fold, off Birchfield Drive, Rochdale Report Reference Number HM/ST/24143, and;
- Sunderland Peacock Architects Proposed Site Plan Drawing Reference No. 7164-002 K.

The submitted phase 1 geo-environmental desk study report is acceptable. The recommendations of this report are that further investigations are warranted. If this further work is not forthcoming, then I would recommend the following condition, should you deem to grant permission:

“APAS CODE CW042 Site Investigation and Assessment

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:

- 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)

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

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

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)