

R&R Planning Consultants

27th December 2023

Rochdale BC

Number One Riverside

Smith Street

Rochdale

OL16 1XU

Dear Sir or Madam

SLADEN MILL– DISCHARGE OF CONDITION 5 PURSUANT TO PLANNING PERMISSION 15/01235/OUT

On behalf of the Mere Development Group, R&R Planning Consultants are instructed to submit an application for approval of details reserved by condition 5 pursuant to planning permission 15/01235/OUT granted on 28 June 2018.

Condition 5 states:

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). 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, water courses to include Greenvale Brook and the canal drain which runs parallel with the eastern boundary of the site, 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 dwellings hereby approved are first occupied.

Submitted in support of this condition is the following document:

- GEO-ENVIRONMENTAL AUDIT which includes a PHASE 2 Site Investigation & Risk Assessment and a PHASE 3 Remediation Statement by TJ Booth Associates

Please note that due to the size of the file it is not possible to submit the above-mentioned report via the Planning Portal. This document has been emailed to Bodrul Islam (Support Officer – Planning & Development).

I look forward to receiving confirmation of the registration of the discharge of condition application.

Should you require any further information, or if you would like to discuss any aspect in greater detail, please do not hesitate to contact me.

Yours sincerely,

Paul Ambrose

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