

10th October 2023

Mr Ryan Grant
Principal Planning Officer (Growth)
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street
Rochdale
OL16 1XU

Submitted via the Planning Portal

Dear Ryan,

Land to the West of New Street, Littleborough – Discharge of Condition 8 from Full Planning Permission Ref: 22/01039/FUL

This covering letter has been prepared to support the discharge of the planning condition no. 8 of Full Planning Permission Ref: 22/01039/FUL for: *“Erection of a residential development for 61 dwellings (to include 2no. Use Class C2 residential care dwellings for children), access, landscaping, open space, SUDs, and associated works.”*

Details submitted in relation to the Condition 8: Remediation Strategy

Condition 8 states:

“No development, other than site investigations and remediation works shall commence until;
i. a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
ii. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.”

This planning application seeks to discharge the remediation strategy noted in condition 8 to enable works to commence on Site with the necessary approvals from the Councils Environmental Health Officer (EHO) and the Environmental Agency (EA).

	Schedule 2 - Conditions	Information Submitted
8	Ground Investigations	Prepared by E3P, 15-075-R3 - REWS - New Street (Phase 3) - March 2023

Table 1: Details of Information submitted

Planning Application Fee

The reserved matters approval has been formally submitted online via the planning portal (Ref: PP- The application has been submitted via the Planning Portal (ref: PP- 09346815) and the requisite fee of **£180** paid directly to the Portal online.

If you have any difficulties in opening any of the reports, please do not hesitate to contact us.

Yours sincerely,



Thomas Relph
Russell Homes Land and Planning Associate Land Director