



Public Health and Communities

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Public Protection and Customers

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Date: 28/07/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00621/FUL

Proposal: Erection of 74-bed care home development, including creation of new access, car parking, landscaping and other associated works following demolition of Sparth House. Sparth House, 185 Manchester Road, Rochdale, OL11 3QY.

Dear Tom,

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

- e3p Phase I Geo-environmental Desk Study, 185 Manchester Road, Rochdale, OL11 3QY (report reference: 17-180-R1-2);

I note that this report requires further work as set out within Section 8.2:

“As such it is recommend that an intrusive investigation with the installation of monitoring wells is recommended.”

This is reiterated within the Executive Summary at the beginning of the report:

“Due to the proposed redevelopment, an intrusive ground investigation and monitoring will be required to determine any potential contamination risk and determine a suitable foundation solution.”

Should this work not be forthcoming, then I would recommend the following condition be placed on any permission, 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)