



Public Health and Communities

Kuama Thompson

Director of Public Health and Communities

Public Protection and Customers

Number One Riverside,
Smith Street, Rochdale, OL16 1XU

Tel: (01706) 924688

Email: jonathon.parr@rochdale.gov.uk

Website: www.rochdale.gov.uk

Date: 27/06/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00575/FUL

Proposal: Redevelopment of existing vehicle storage/breakers yard (Sui Generis) to include the demolition of existing unit and erection of 2no' new units (Class B2/B8) and the retention of 1no' unit together with new boundary treatments and surfacing

Dear Nick,

I have reviewed the documents submitted, as well as the site history. Should you deem fit to grant permission, I would request the following condition be placed on any permission:

“APAS CODE CW041 Preliminary Risk Assessment

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)