

Rochdale Metropolitan Borough Council
Development Control
Number One Riverside Smith Street
ROCHDALE
Lancashire
OL16 1XU

Our ref: SO/2025/125126/01-L01
Your ref: 25/00661/FUL
Date: 31 July 2025

Dear Sir/Madam

**PRIMARY SUBSTATION INCLUDING 2 SWITCH ROOMS AND 2
TRANSFORMERS, VEHICULAR ACCESS, AND ASSOCIATED
INFRASTRUCTURE ON LAND TO THE NORTH OF MULBERRY WAY AND
EAST OF UNIT M1**

**LAND WITHIN HEYWOOD DISTRIBUTION PARK, PILSWORTH ROAD,
HEYWOOD, ROCHDALE**

Thank you for referring the above application which was received on 17 July 2025.

We have reviewed the supporting Phase I Geo-environmental Desk Study undertaken by PJA Ltd dated June 2025 and have no objection to the proposals, subject to the imposition of conditions on any permission granted.

We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy if previously unidentified contamination is discovered. This should be carried out by a competent person in line with paragraph 196 of the National Planning Policy Framework.

Without this condition we would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 187 of the National Planning Policy Framework.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact us.

Yours faithfully

JANE FIELD
Planning Specialist

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