

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition**

APPLICATION REFERENCE: OTH/2025/1188

Applicant Mr Culbert Manchester Buildings , 71-73 Hyde Road, , Manchester,, UK, M12 6BH	Agent Bernard Taylor Partnership Limited Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
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Part I - Particulars of Application

- Proposal:** Submission of details to comply with conditions 9 (Investigation and Risk Assessment) and 14 (CMP) of planning permission 24/00622/FUL
- Location:** Land at Sutherland Road (north of Our Lady and St Paul's RC Primary School), Land at Sutherland Road (north of Our Lady and St Paul's RC Primary School), Address Line 2 and Land at Junction of Lennox Walk and Argyle Street, Heywood
- Valid On:** 2 December 2025

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (2)

- 9 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:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,

- o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological 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.

Reason: To ensure the safety of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: This application is accompanied by an Intrusive Site Investigation, Project Ref: GUK-0224-05 and a Ground Gas Risk Assessment, Project Ref: GUK-0224-05.

The Council's Land Contamination Officer was consulted as part of this application and they have confirmed that the aforementioned reports are acceptable.

Accordingly, in accordance with the submitted Intrusive Site Investigation, Project Ref: GUK-0224-05 and the submitted Ground Gas Risk Assessment, Project Ref: GUK-0224-05, the submitted details are approved and the development shall be carried out in accordance with any recommendations in order to comply with the requirements of the condition.

- 14 Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust Management Plan;
- o Compound locations where relevant;

- o Location, removal and recycling of waste;
- o Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- o Parking of construction vehicles and staff.

The development shall be carried out in accordance with the approved construction management plan throughout the construction period.

Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-commencement Condition: Construction/clearance works on-site have the potential to impact residential health and amenity, and the natural environment/habitats from the initial stages. Appropriate safeguards should therefore be put in place prior to works starting.

Officer Response: The Highways team were consulted on this application and they accept the proposals set out within the submitted Construction Management Plan dated 10/11/2025. The approved development should be undertaken in full accordance with the approved document.

Date of Decision: 21/01/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.