

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

APPLICATION REFERENCE: 25/01140/DOC

Applicant Joy McDonnell(Willmott Dixon Construction Ltd) Hollinwood Business Centre Albert Mill Hollinwood Oldham Lancashire OL8 3QL	Agent Miss Sophie McGeough(Plan Red Ltd) Colony 19 Spring Gardens Manchester M2 1FB
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Part I - Particulars of Application

Proposal: Please see the accompanying covering letter
Location: Hopwood Hall College Rochdale Campus St Marys Gate Rochdale
OL12 6RY
Valid On: 11 November 2025

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

Condition(s) (1)

- 3 No development, other than the site clearance works approved under this planning permission, including only the necessary demolition of existing buildings to facilitate safe access to previously un-investigated areas of the site, shall commence until a remediation strategy addressing the risks associated with site contamination, in relation to the permitted development, has been submitted to and approved in writing by the local planning authority.

This strategy will include the following components:

1. Additional site investigation scheme, based on the reports already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (2) are

complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter.

The approved development shall not be brought into use until such time as a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: In the interests of protecting controlled waters in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Groundworks have the potential to give rise to pollution to controlled waters.

DECISION: The following reports have been submitted:

Remediation Strategy & Build Phase Verification Plan - Job no. LKC251085
- Dated 23rd July 2025

Primary Receptor Monitoring Programme for Hopwood Hall College,
Rochdale - Prepared by TIER Consult Group - Ref: TE1880-TE-00-XX-RP-GE-008-V02 - Dated 9th January 2026

The Remediation Strategy and Monitoring Programme Reports have been reviewed by the Council and The Environment Agency (The EA). The EA have confirmed that the Primary Receptor Monitoring Programme sets out an acceptable approach for water sampling, subject to The EA being provided with consolidated results, following each fourth round of surface water monitoring. Hopwood Hall College have agreed in writing to provide the EA with the consolidated results as requested.

The requirements of condition 3 are satisfied, subject to the development being undertaken in accordance with the submitted Remediation Strategy and Monitoring Programme (detailed above) and the Environment Agency being provided with the consolidated results for each fourth round of surface

water monitoring. The development shall also be undertaken with the remediation strategy set out in the previously submitted Asbestos Management Plan and Risk Assessment For Asbestos Impacted Soils ref. LKR241014 dated 21st July 2025.

Prior to the first occupation of the development, the results of verification testing shall be submitted to and approved in writing by the Local Planning Authority in order to comply with the requirements of the condition.

Date of Decision: 29/01/2026

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.