



Public Health and Communities

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Public Protection and Customers

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Date: 28/01/2026

Team: Environmental Control (Landfill Gas)

Application Number: 25/00929/FUL

Proposal: Construction of 6 padel tennis courts (4 covered, 2 uncovered) and new clubhouse building with changing facilities, café and raised terrace area. Creation of new parking spaces and associated boundary treatments, Rochdale Cricket Lacross And Squash Club, Bridgefold Road, Rochdale, OL11 5BX.

Dear Anna,

I have reviewed the following document submitted with this application:

- TJ Booth Associates, Geo-Environmental Audit, Phase 1 Preliminary Risk Assessment, Report Reference: rep-tjba-rochdale padel club-Phs1Env-090625.docx

I note that the report offers the following conclusions with regards to ground gas risk:

- Obtain and evaluate the historic gas monitoring data from the LPA assessment in 2013. The level of risk can then be quantified, and appropriate gas protection measures installed.
- Undertake gas monitoring. Due to the size of the proposed building, a single gas well should suffice in the location of the proposed buildings.
- Gas protection measures up to CS3 should be included in lieu of further assessment or monitoring subject to LPA approval, and agreement on the gas protection details.

The remainder of the submission does not indicate what the applicant intends to do. Therefore, should you be minded to grant permission, I would request the following condition:

“No development shall commence until proposals for either ground gas monitoring or gas protection measures which are to be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, have been submitted to, and approved in writing by, the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details and a Verification Report confirming the installation of the approved protection measures shall be submitted to, and approved in writing by, 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)