

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

APPLICATION REFERENCE: OTH/2025/1343

Applicant Starbucks Coffee Company (UK) Ltd Building 7 Chiswick Park, , 566 Chiswick High Road, , London, , England, , W4 5YG	Agent Mr Matthew Gray 70 St Mary Axe, London, United Kingdom, EC3A 8BE
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3-iii (Site Investigation and Risk Assessment) of planning permission 23/00119/FUL
Location: SANDBROOK PARK, SANDBROOK WAY, ROCHDALE
Valid On: 22 December 2025

Condition(s) (1)

- 3 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 safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy 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: The submitted 'Lucion Remediation Verification Report, Starbucks Unit, Sandbrook Park, Rochdale, Report Reference 126205.655762' is acceptable and approved. For the avoidance of doubt, on the basis of the approved information, the requirements of the condition have been fulfilled.

Date of Decision: 12/02/2026

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.