

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

Our ref: SO/2026/125541/01-L01
Your ref: OTH/2025/1307

Date: 16 February 2026

Dear Anna Hayes,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS 15 (GROUND INVESTIGATION AND RISK ASSESSMENT), 16 (INTRUSIVE GROUND INVESTIGATION), 17 (ARCHAEOLOGICAL INVESTIGATION), 19 (FOUL DRAINAGE STRATEGY), 20 (SURFACE WATER DRAINAGE SCHEME), 21 (CMS), 22 (CTMP), 23 (CEMP - BIODIVERSITY), 24 (NOISE MITIGATION SCHEME), 25 (LANDSCAPE AND HABITAT CREATION AND MANAGEMENT PLAN), 26 (METHOD STATEMENT FOR INVASIVE PLANT SPECIES), 27 (ARBORICULTURAL IMPACT ASSESSMENT), 28 (DETAILS FOR PROTECTING WATER MAINS) AND 34 (EXTERNAL LIGHTING DETAILS) OF PLANNING PERMISSION 16/01399/HYBR

LAND BOUND BY MANCHESTER ROAD, HARESHILL ROAD AND PILSWORTH ROAD , WEST OF JUNCTION 19 OF THE M62, ROCHDALE

Thank you for consulting the Environment Agency (EA) on the above discharge of conditions application.

Environment Agency Position - OTH/2025/1307 – Condition 15 (Ground Investigation and Risk Assessment)

We have reviewed the following documents as submitted:

- Phase I And II Geoenvironmental Site Assessment (ref. 18-435-R1-2, by E3P Ltd dated 21 November 2025)
- Remediation Strategy (ref.18-435-L1-2 by E3P Ltd, dated 21 November 2025)

Based on the submitted information, the EA are **satisfied that condition 15 can be discharged**, in so far as it relates solely to the land at Hareshill Road North, South Heywood, Rochdale and to matters within our remit.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above.

Yours sincerely,

Phoebe Nelson

EA Green Growth Team, Project Manager & Planning Advisor

Direct e-mail phoebe.nelson@environment-agency.gov.uk