

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

APPLICATION REFERENCE: 25/00917/DOC

Applicant BDW Trading Ltd() c/o agent 8 First Street Manchester M15 4RP UK	Agent Mr Callum Crow(WSP) 8 First Street Manchester M15 4RP United Kingdom
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 8 (ground contamination) and 9 (badger surveys) on planning permission 22/01190/FUL

Location: Land South Of Cowm Top Lane Castleton Rochdale

Valid On: 3 September 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)

- 8 No development shall take place until (other than demolition or works of site preparation) a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall have regards to the reports 'Stage 1 Geo-environmental Appraisal' by Smith Grant Environmental Consultancy, dated February 2021 and 'Phase 1 and Phase 2 Contamination and Geo-technical Assessment' by Smith Grant Environmental Consultancy, dated February 2021. The approved remediation scheme shall thereafter be fully implemented. Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. 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. Prior to the first use

or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Details of remediation will be required to ensure the safe development of the site during the construction and operation phases of the development.

Decision: The submitted Remediation Strategy by Soiltechnics ref.STV5936-R05-Rev.D dated November 2025 is accepted.

The development shall be carried out in strict accordance with the approved strategy and, prior to the first occupation of each respective plot, a verification report shall be submitted to and approved in writing in order to comply with the requirements of the condition. For the avoidance of doubt, any submission shall be in accordance with the details set out within section 10 of the approved strategy,

- 9 No vegetation clearance or earthworks shall take place until up-to-date badger surveys, and any necessary mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The development shall therefore after implemented in accordance with the approved details.

Reason: To safeguard Badgers as a protected species as defined by the Wildlife and Countryside Act 1981, and in accordance with Places for Everyone Plan Policy JP-G8, and Core Strategy Policies G6 and G7, and the NPPF. Reason for Pre-commencement Condition:
Construction/clearance works on site have the potential to disturb badgers from the initial stages, which therefore need to be protected prior to works starting on-site.

Decision: The submitted report "ECOLOGICAL TECHNICAL BRIEFING NOTE Pre-Commencement Badger Walkover," by The Environment Partnership ref. 11247.001 and dated 14/08/2025 is accepted.

The development shall be carried out in accordance with the conclusions of the approved report in order to comply with the requirements of the condition.

Date of Decision: 04/03/2026

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.