



PLANNING AND DEVELOPMENT

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Manchester
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 25/00150/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 14 (contamination) and 16 (lighting) on planning permission 21/01083/FUL
Location: The Smithybridge , Smithy Bridge Road, Littleborough, OL15 0DY

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

Conditions and Reasons:

- 14 The development shall be carried out in full accordance with the Contamination Remediation Statement provided under Appendix L of the Combined Stage 1/Stage 2 Geo-environmental Report (report ref: NW149/02r1V2). Following completion of the measures identified in the approved remediation scheme and prior to the occupation of the approved development a report that demonstrates the effectiveness of the remediation 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 submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To appropriately manage any contamination risks in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The following documents have been submitted:

Post Demolition Supplementary Investigation - reference NW149/02/OGjcl4 (Post Supplementary Site Investigation - reference NW149/02/OGjcl5) and;

Remediation strategy - reference NW149/02remV2

It is noted that your consultant provides two approaches for the remediation of the detected contamination within the area of TP2 (paragraph 3.2 and 3.3 of the remediation strategy):

o Where any landscape areas overlie the existing contaminated made ground

at/around TP2, a minimum 0.6m thickness of uncontaminated soils (topsoil and

subsoil) should be Provided, and;

o Alternatively, all or some of the contaminated made ground may be removed offsite and taken to a suitably licensed landfill.

We will require confirmation of which approach has been implemented, and validation as per paragraph 4.1 to 4.3 of the remediation strategy. Any validation report will also need to provide information outlined with paragraphs 5.1 to 5.5 of the remediation strategy.

Should any unexpected contamination be discovered, then the process outlined in paragraph 6.1 of the remediation strategy will need to be implemented, as well as notification of, and confirmation from, the Local Planning Authority.

The updated remediation strategy (document NW149/02remV2) is acceptable. However, condition 14 is not fully satisfied until the matters identified above have been addressed, including submission and approval of a validation report.

- 16 No external lighting shall be installed unless and until a detailed lighting scheme for any external lighting to be installed within all highways, footpaths, open spaces and on the building, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the position and height and means of lighting to be affixed on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: In the interests of residential amenity and general amenity in accordance with policies P1, P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The proposed lighting scheme is identified on:

- Proposed Site Plan, Proposed External Drawing Layout, Drawing no. J402-GLD-00-DR-ME-8000-01 Rev P4, dated 31 Jan 2025**
- Luminare Data, Prepared by LUX Bright Solutions, dated 19.12.2024**
- External Lighting Specification from GLD Drawing J402-GLD-00-DR-ME-8000-01_P04**
- Sandford Hood - Lux Bright LED array specification**

The documents have reviewed and the proposed lighting scheme is considered to be acceptable. The requirements of condition 16 are satisfied and all lighting installed shall be in accordance with the submitted details.

Yours faithfully,

Melanie Hale
Head of Planning Services