

Officer Report

Case Reference: OTH/2025/1185
Location: Land at Waterfold Lane, Heywood, Bury, BL9 7JY
Proposal: Submission of details to comply with conditions 2 (site remediation) and 5 (hardstanding) of reserved matters application 24/00975/REM
Recommendation: Approve
Officer: Nick Brookman

Recommendation: Approve

Condition(s) (2)

- 2 No development shall take place (other than demolition or works of site preparation) until 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. 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.

Officer Response: The application is supported by a Remediation Strategy prepared by G&M Consulting and referenced as Report No: C795/RS-Rev 2. The Council's Land Contamination Officer was consulted on this application and they have confirmed that based on the submitted information, the remediation strategy set out within the aforementioned document is approved.

Therefore, the development shall be carried out in accordance with the remediation measures described in the approved document.

Prior to first occupation of any dwelling, a further submission will be required to provide a verification report to confirm the implementation of the approved measures in order to comply with the requirements of the condition.

- 5 No above ground works (other than site clearance or site preparation) shall take place until such time as details of the proposed hardstanding / paving have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of the proposed surfacing materials and construction details including a cross section showing the sub-base makeup.

The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The following plan is approved:

- **Proposed Hardstanding Details Drawing No M24-004-111**

All hardstanding works shall be carried out and installed in accordance with the approved details prior to first use or occupation of the development in order to comply with the requirements of the condition.

