



PLANNING AND DEVELOPMENT

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Mr Richard Moffat
Lambert Smith Hampton
4th Floor
Windmill Green,
24 Mount St,
Manchester
M2 3NN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00570/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 14 (risk assessment) on planning permission 21/00445/FUL
Location:	Land South Of Park Mill , Buckley Road , Rochdale, OL12 9DJ

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 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall 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 archaeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.
- The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important that any contaminants on site are appropriately managed and this may involve work that is required prior to the commencement of development.

Contractor's Remediation Validation Report, dated 13 June 2024, prepared by Beva Build Ltd has been submitted.

The submitted report is acceptable and no additional information in respect of this condition is required.

Yours faithfully,

Melanie Hale
Head of Planning Services