



Mrs Isla Brady
Countryside Partnerships
Countryside Partnerships
301 Bridgewater Place
Birchwood
Warrington
WA3 6XG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00808/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission details to partially comply with Condition 6 (Remediation and Completions Report) to development consented under planning permission 20/01401/AM
Location:	Land At Royle Road, Rochdale, OL11 3EH

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

Conditions and Reasons:

- 6 No development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority in accordance with the Phase I and II Geo-Environmental Site Assessment, reference 12-675-R1.

The approved remediation scheme shall thereafter be fully implemented in accordance with the approved details unless any variation is otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the occupation of each plot, a verification report that demonstrates the effectiveness of the remediation carried out on a plot by plot basis must 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 additional 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 verification report must be submitted to and approved in writing of the Local Planning Authority.

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 Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site 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.

Officer Response: The submitted validation reports comprising the following documents are approved:

- Garden Validation (plots 202-204, 206-209, 211, 214-216), March 2023, Ref: 11-778 V2, E3P
- Garden Validation (plots 205, 219-222), March 2023, Ref: 11-778 V3, E3P
- Garden Validation (plots 210, 212-213), March 2023, Ref: 11-778 V1, E3P
- Garden Validation (plots 217-218), March 2023, Ref: 11-778 V3, E3P
- Garden Validation (plots 194-201), May 2023, Ref: 11-778 V5, E3P
- Garden Validation (plots 31-53), June 2023, Ref: 11-778 V6, E3P

The condition is discharged insofar that it relates to plots 31-53 and 194-222 of the approved site plan.

A further submission will be required to provide validation reports for other plots across the development prior to their first occupation.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services