



PLANNING AND DEVELOPMENT

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Mrs Isla Brady
Vistry Group
301 Bridgewater Place
Birchwood
Warrington
WA3 6XF

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00662/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (Remediation and Completions Report) on planning permission 20/01401/AM
Location:	Land At Royle Works, 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 The development shall be carried out in accordance with the Phase I and II Geo-Environmental Site Assessment, reference 12-675-R1 and the remediation strategy detailed in the Remediation & Enabling Works Strategy, reference 11-778-R2, 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.

Decision: The following documents are approved:

11-778-V47 Garden Validation Letter Plots 141 to 142- April 2025;
11-778-V48- Garden Validation Letter Plots 117, 118, 144, 145 - May 2025; and
11-778-V49-Garden Validation Plot 119 - June 2025.

The requirements of the conditions are fulfilled in respect of the plots which the approved documents pertain to. A further submission will be required for any remaining plots.

Yours faithfully,

Melanie Hale
Head of Planning Services