



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Tom.Hiles@Rochdale.Gov.UK
Our ref: 24/00789/DOC
Enquiries to: Tom Hiles
Direct Line: (01706) 925966
Date: 20 August 2024

Mr Andrew Thornton
Seddon Construction Ltd
Plodder Lane
Edge Fold
Bolton
BL4 0NN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00789/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 22 (Ground remediation) on planning permission 20/01429/FUL
Location:	Land At Nixon Street , Nixon Street, Rochdale, OL11 3JL

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

Conditions and Reasons:

- 22 *No dwelling shall be occupied until the development has been carried out in complete accordance with the approved Detailed Remediation Strategy and also until a report which demonstrates the completion and effectiveness of the hereby approved remediation works as they relate to that dwelling, has been submitted to, and approved in writing by the Local Planning Authority. The interim report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. A final verification report shall be submitted prior to final occupation of the development.*

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 further verification report must be submitted to and approved in writing of the Local Planning Authority.

Reason: To ensure that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The site-wide Remediation and Enabling Works Validation Report by Redstart dated March 2023 is approved.

The following submitted plot-specific verification reports and validation certificates are also approved.

Verification Report for Gardens at Plots 1-5 & 86-89 dated 28/02/2024

Verification Report for Gardens at Plots 5-26 (also noted as relating to plots 6-25) dated 01/05/2024

Verification Report for Gardens at Plots 6-25 dated 01/05/2024

Verification Report for Gardens at Plots 26-30 and 36-44 dated 15/07/2024

Verification Report for Gardens at Plots 82-85 dated 31/05/2024

Validation Certificate for Plot 90 dated 08/01/2024

Validation Certificate for Plot 91 dated 08/01/2024

Validation Certificate for Plot 92 dated 08/01/2024

Validation Certificate for Plot 93 dated 08/01/2024

Validation Certificate for Plot 94 dated 08/01/2024

Validation Certificate for Plot 98 dated 02/02/2024

Validation Certificate for Plot 102 dated 02/02/2024

Further verification/validation for the remaining plots across the development will be need to be submitted and approved to fully satisfy the requirements of condition 22.

Yours faithfully,

Melanie Hale
Head of Planning Services