



Mr David Hamer
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21 Silverwell Street
Bolton
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01304/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (phase II) on planning permission 22/00850/FUL
Location:	Greater Manchester Fire Service , Whitelees Road, Littleborough, Rochdale, OL15 8DU

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

Conditions and Reasons:

- 4 Prior to commencement of development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates from the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the local planning authority before development commences. The report findings must include:
- i) a survey of extent, scale and nature of contamination
 - ii) an assessment of potential risks to :
 - o human health
 - o property (existing or proposed) including buildings, pets, woodland and service lines and pipes
 - o adjoining land
 - o groundwaters and surface waters
 - o ecological systems and
 - o archaeological sites and ancient monuments
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s).
- The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To prevent any harm from contamination in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Remediation may need to be carried out in advance of the development.

The following documents have been submitted:

Planning Statement - ref 1978/37/PAB

Desktop Utility Search - Completed 1st July 2021

Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation

Strategy - Job no. LKC 21 1310 - Date: 12th November 2021

The submitted report is acceptable. Following completion of the measures outlined in the remediation scheme (section 9 of the report) a validation report shall be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,

Daniela Ripa

Interim Head of Planning Services