



Mrs Heather Arnell
Williams Gallagher
Somerset House
37 Temple Street
Birmingham
B2 5DP

Dear Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00564/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (contamination) on planning permission 22/00572/FUL
Location:	Truck Stop, Heywood Distribution Park, Pilsworth Road, Heywood, OL10 2TT,

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

Conditions and Reasons:

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- a) The development hereby approved shall be carried out in accordance with the recommendations of the submitted Phase 1 Desk Study by Solmek ref. S220136 and the submitted Phase 2 Site Investigation by Solmek ref. S220136/SI.
 - b) The development hereby approved shall not be brought into use until such time as a validation report has been submitted to and approved in writing by the Local Planning Authority to confirm that no unexpected contamination was found or caused during the development.
 - c) In the event that unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) forming a remediation strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. 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 the development is first brought into use.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The details submitted in 'Waste Characterisation Form' in relation to Condition 4 are approved. As the end use is low-risk, no further information is required.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services