



PLANNING AND DEVELOPMENT

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Mr Matthew Gray
Select...
70 St Mary Axe
London
EC3A 8BE
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01274/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (contamination) on planning permission 23/00119/FUL
Location:	Sandbrook Park , Sandbrook Way, Rochdale, Rochdale, OL11 1RY

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

Conditions and Reasons:

- 3 Prior to commencement of the 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 on 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 of the findings must include:
- i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to: o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, o adjoining land, o groundwaters and surface waters, o ecological systems, o archeological 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 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.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response:

The condition is partially discharged. The submitted Preliminary Risk Assessment 'Geo-Environmental Assessment, Issued February 2024' received by the Council 24/12/2024, is acceptable and approved. The submitted Remediation and Verification Strategy prepared by Lucion, received by the Council 26/02/2025, is acceptable and approved.

The development shall not be occupied until such time as a verification report demonstrating the effectiveness of the remediation measures has been submitted to and approved in writing by the Local Planning Authority in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services