ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 18 June 2019

Miss AYNSLEY FINNEN
WAINHOMES NORTH WEST LTD
KELBURN COURT
DATEN PARK
BIRCHWOOD
WA3 6UT
WARRINGTON

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00379/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 12 (Risk Assessment) of planning permission 16/00725/OUT**
Location:	**Land To The West Of Hollin Lane, Middleton, M24 5LN**

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

Conditions and Reasons:

12 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, has been submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and must include:

(i) a survey of the extent, scale and nature of contamination

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- 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 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 Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works there is a risk of disturbance to contaminated ground as soon as development commences. An assessment of contamination will therefore be necessary prior to commencement engineering works on site.

Decision: Insufficient information has been provided to satisfy the requirements of the condition. Information provided to the LPA relates to a separate development site, East Tame in Hyde. The condition is not discharged.

Yours faithfully,



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Signed on behalf of the Council