ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 5 May 2021

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**21/00374/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 3 (pra) on planning permission 19/00969/FUL**
Location:	**Waggon And Horses , Manchester Road, Rochdale, OL11 4NW**

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 No part of the development shall be occupied until a Phase I Preliminary Risk Assessment including a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are identified in the submitted PRA, no part of the development shall be occupied until a suitable further investigation, risk assessment and proposal of the preferred option(s) to form a remediation strategy for the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with any duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before the building is first occupied.

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: An understanding of the necessity of remedial works is required before occupation in order to ensure that comprehensive and appropriate remediation is completed before residential occupation.

Decision: The submitted watching brief by Nine Point Eight Construction Ltd dated 3rd March 2021 is accepted and the condition can be discharged.

Yours faithfully,



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Signed on behalf of the Council