ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: rachel.carney@rochdale.gov.uk
Our ref: 21/00136/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
Date: 15 March 2021

Lorna Cruice
Appletons
17 Chorley Old Road
Bolton
BL1 3AD

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00136/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 8 (Invasive species) and 9 (Contamination) of planning permission 19/00970/FUL**
Location:	**Land Off Great Howarth , Rochdale, , ,**

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

Conditions and Reasons:

8 Prior to any earthworks a survey for invasive plant species on the site, including Himalayan Balsam shall be submitted to and approved in writing by the Local Planning Authority. If any invasive species are present a method statement detailing avoidance, control and eradication measures shall also be supplied and agreed in writing by the Local Planning Authority, prior to any earthworks and the approved recommendation of the survey shall be implemented in full and be retained thereafter

Reason: To secure the satisfactory disposal of these two invasive species of plant, the former of which, (under the terms of the Wildlife & Countryside Act 1981, as amended), it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy NE/3 of the Council's Unitary Development Plan.

Reason for pre-commencement condition: Himalayan Balsam is an invasive species that must be managed prior to development to prevent its unlawful spread.

The Invasive species survey of the site (ref: INV/GH/2020) has confirmed that Himalayan balsam is present along the boundary of the site. Biosecurity measures for areas adjacent to the infestation (fencing off) and methodology for control under sections 8, 9 and 10 of the survey report have been provided which are appropriate to the risk. Subject to the development being undertaken in accordance with the actions outlined in the Invasive species survey, the requirements of condition 8 are satisfied.

9 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 shall be

undertaken in accordance with the remediation strategy outlined in the submitted Environmental Phase II Letter Report: Results of soil chemical testing, ref: rep-tjba-RMBC-land at smallbridge, rochdale-phs II letter-171017.docx and shall 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 that any contamination on the site has been appropriately managed and to accord with policy G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Any contamination identified will likely require appropriate management prior to the undertaking of any other works at the site.

The Environmental Phase II letter report (ref:rep-tjba-RMBC-land at smallbridge, rochdale-phs II letter-171017.docx) is acceptable. As detailed in the report, should the area between TP9 & TP19 be used for allotment use the remediation of this area will be required in accordance with the details set out in the conclusions section of the report.

Yours faithfully,



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Signed on behalf of the Council