



PLANNING AND DEVELOPMENT

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Mr Christopher Fisher
DLA Architecture Ltd
6 East Parade
Leeds
LS1 2AD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00788/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 8 (contamination) on planning permission 22/01200/FUL
Location:	Kingsway Business Park, Rochdale - Plot J2 bordering John Milne Avenue and James Kearns Avenue

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 The development hereby permitted shall not be carried out otherwise than in accordance with the recommendations contained within the submitted 'Phase 2 Geo-Environmental Assessment' ref. KBP-BWB-ZJ-XX-RP-YE-0002_Ph2_P2 dated February 2018 by BWB. Before the site is first brought into use, a verification report evidencing a gas protection score of 1.5 from gas protection measures installed in accordance with BS848:2015 has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The development shall be carried out in accordance with the recommendations set out in the submitted Technical Note - Ground Gas Protection by BWB ref. G1174-BWB-ZZ-XX-RP-S-01000 dated 12.08.2024.

A further submission will be required following the completion of the measures identified in the approved document, and prior to the first use of the approved development in order to provide a validation report to the Local Planning Authority for approval in writing.

Yours faithfully,

Melanie Hale
Head of Planning Services