



PLANNING AND DEVELOPMENT

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Date: 8 May 2025

Mr Andrew Thornton
Seddon Construction Ltd
Plodder Lane
Edge Fold
Bolton
BL4 0NN

Dear Mr Thornton

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00156/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 22 (ground remediation) on planning permission 20/01429/FUL,
Location:	Land At Nixon Street, Rochdale, OL11 3JW

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

Conditions and Reasons:

- 22 *No dwelling shall be occupied until the development has been carried out in complete accordance with the approved Detailed Remediation Strategy and also until a report which demonstrates the completion and effectiveness of the hereby approved remediation works as they relate to that dwelling, has been submitted to, and approved in writing by the Local Planning Authority. The interim report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. A final verification report shall be submitted prior to final occupation of the development.*

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where additional remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a further verification report must be submitted to and approved in writing of the Local Planning Authority.

Reason: To ensure that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The following submitted verification reports and validation certificates are approved:

Verification Report for Gardens At Plots 90 to 97 & 99 to 101
Verification Report for Gardens At Plots 98 & 102
Verification Report for Gardens At Plots 1-5 & 86-89

Verification Report for Gardens At Plots 5 - 26
Verification Report for Gardens At Plots 82 - 85
Verification Report for Gardens At Plots 26 - 30
Verification Report for Gardens At Plots 31 - 35 and 76 - 81
Verification Report for Gardens At Plots 45-50
Verification Report for Gardens At Plots 61-75
Verification Report for Gardens At Plots 51-60

Yours faithfully,

Melanie Hale
Head of Planning Services