



PLANNING AND DEVELOPMENT

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Mr Nathan Houghton
Northern Trust Company Limited
Lynton House
Ackhurst Business Park
Foxhole Rd
Chorley
England
PR7 1NY
United Kingdom

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00608/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (construction method statement), 13 (land contamination) and 12 (bird nesting season) on planning permission 24/00271/FUL
Location:	Sandbrook Park, Sandbrook Way, Rochdale, OL11 1LQ,

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

Conditions and Reasons:

- 6 Prior to commencement of development, a Construction Management Statement (to include traffic management details) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall then be undertaken in accordance with the approved statement.
Reason: In the interest of highways safety in accordance with Rochdale Core Strategy policy DM1

Officer Comment: The submitted Construction Method Statement dated June 2025 and accompanying plan are acceptable and are approved. Condition 6 is discharged.

- 12 No works to trees or shrubs shall occur or earthworks commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officer Comment: GMEU have been consulted on the submitted survey but have not provided any comments. Nonetheless the survey is considered to be acceptable and it's findings are agreed.

- 13 Prior to commencement of the development a land contamination investigation and risk assessment 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 must 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 prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Comment: The Council's contaminated land officer has reviewed the details submitted to discharge condition 13, including the updated detail received by the Council on 18.07.2025, and has advised that these are acceptable.

For the avoidance of doubt the approved details are:

- CC Geotechnical Ltd Phase I-II Geoenvironmental Report for Land off Sandbrook Way (report reference CCG-C-24-14676 updated with additional ground gas information);
- CC Geotechnical Ltd Phase III Remediation Strategy Report for Land at Sandbrook Way (report reference CCG-C-24-14767), and;
- Document titled "Method Statement & Risk Assessment Working in Soil Containing Trace Asbestos"

For the avoidance of doubt, the development must be undertaken in accordance with the recommendations in the approved documents, as required by condition 13.

Yours faithfully,

Melanie Hale
Head of Planning Services