ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 5 March 2021

Mr Paul Merrington
Boarshurst Building Contractors
Higginshaw Lane
Heyside
Royton
Oldham
OL2 6HW

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**21/00135/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 13 (Site Investigation)of planning permission 20/00238/FUL**
Location:	**Land Adjacent To Craven Heifer , Broad Lane, Rochdale, OL16 4PG, ,**

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

Conditions and Reasons:

13 No development shall take place until a site investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to inform a remediation strategy for the site.

If the risk assessment includes a remediation strategy for the site, no dwelling shall be occupied until a verification report for that plot has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and 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, saved Policy

EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: This condition would ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

Officer response: Decision: The submitted Intrusive Site Investigation by Worms Eye. (ref. Broad Lane/O16 4PG/2020) dated 23 December 2020 is acceptable. Development to be carried out in accordance with the remediation measures as set out in the report. Verification report to be submitted to the LPA for approval prior to first occupation, in accordance with the requirements of the condition.

This condition is therefore part satisfied.

Yours faithfully,



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Signed on behalf of the Council