



PLANNING AND DEVELOPMENT

Melanie Hale
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David Whalley
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Shires House
Shires Road
Guiseley
Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00839/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 17 (gas monitoring) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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

Conditions and Reasons:

- 17 No dwelling hereby approved shall be occupied until a scheme for further gas monitoring has been submitted to an approved by the Local Planning Authority, in accordance with the recommendations set out in the high level review letter prepared by Eastwood & Partners (ref: KE/45466-001 dated 11 July 2021). The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that human health is protected in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-occupation condition: To ensure that the development is brought forward in a way which appropriately protects human health.

Decision: The following document(s) and the recommendations are acceptable:

- **Proposed Residential Development, Hollingworth Gate, Littleborough – Hazardous Ground Gas Addendum Report, dated: 1st June 2022, reference number: 21-763.01L and by Arc Environmental Ltd.**

The recommendations in the approved document(s) shall be adhered to.

Yours faithfully,

Melanie Hale
Head of Planning Services