



PLANNING AND DEVELOPMENT

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Date: 27 February 2024

Cheryl Wood
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1 Lumsdale Road
Stretford
Manchester
M32 0UT
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01093/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 9 (risk assessment) on planning permission 15/01183/OUT
Location:	Land East Of Hollin Lane, Rochdale, Middleton,

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

Conditions and Reasons:

- 9 No development shall take place until an investigation and risk assessment has been undertaken by competent persons to assess the nature and extent of any contamination on the site (whether or not it originates on the site and in addition to any assessment provided with the planning application) and a written report of its findings submitted to and approved in writing by the local planning authority.

The report shall include:

- a survey of the extent, scale and nature of contamination;
- 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;
- where contamination is identified, an appraisal of remedial options, a proposal of the preferred option(s) and a timetable for remedial works

Remedial works shall be carried out in accordance with the approved report and timetable and a verification report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any of the dwellings within each phase.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the

local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

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 Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

The information submitted under this current discharge of condition application ref 23/01093/DOC does not appear to provide details relevant to the requirements of condition 9.

The supporting reports from Coopers relates to removal of peat from the development site. No details relating to contamination investigation, or validation of remediation measures appear to have been submitted.

The case officer contacted the applicant via email in October and December 2023 seeking clarification, but no response has been received.

For these reasons, the submitted details are not acceptable in the terms of condition 9, and the application is refused.

Yours faithfully,

Melanie Hale
Head of Planning Services