



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 25/00945/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
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Mr Paul Ambrose
R&R Planning Consultants
11
Bankfield Lane
Rochdale
OL11 5RJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00945/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 (site investigation) on planning permission 25/00047/ANM
Location:	Sladen Mill , Halifax Road, Littleborough, Rochdale, OL15 0LB

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

Conditions and Reasons:

- 5 No development, other than the demolition of the building, shall take place until an 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 (excluding demolition of the building) 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:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters,
 - o water courses to include Greenvale Brook and the canal drain which runs parallel with the eastern boundary of the site,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by

the Local Planning Authority before any of the dwellings hereby approved are first occupied.

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.

Decision: The risk assessment and remediation strategy as detailed within the following documents are approved:

- Controlled Waters Risk Assessment, Sladen Mill, Littleborough. Prepared by Soil and Structures Ltd. Version 07, dated August 2025
- Remediation Strategy, Sladen Mill, Littleborough. Prepared by Soil and Structures Ltd, Version 07, dated September 2025

As per the wording of part iii) of the condition, a further application will be required to submit a verification report to be approved in writing by the Local Planning Authority before any of the dwellings are occupied.

Yours faithfully,

Melanie Hale
Head of Planning Services