



PLANNING AND DEVELOPMENT

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Date: 17 July 2025

Miss Katie Daniels
Euan Kellie Property Solutions Ltd
Neo, 9 Charlotte Place
Manchester
M1 4ET
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00578/DOC
Proposal:	Submission of details to comply with condition 7 (conditions survey) and 10 (Preliminary Risk Assessment) on planning permission 23/01383/FUL
Location:	1 Dobfield Road, Rochdale, Rochdale, OL16 3AW

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

Conditions and Reasons:

- 7 Prior to the commencement of any development, a full condition survey of both Belfied Lawn and Dobfield Road shall be submitted to and approved in writing by the Local Planning Authority, in coordination with the Local Highways Authority. The highways leading to the development site shall be returned to their pre-development condition, to the satisfaction of the Local Highways Authority and at the applicant's cost, no later than 12 months following the first occupation of any element of the approved development.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy

Reason for pre-commencement condition: The condition relates to the construction phase of development.

Decision: The details as set out in the following document(s)/plan(s) are accepted:

- Dobfield Site Road Condition Survey

The condition is discharged.

- 10 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of 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 policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination measures will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- Dobfield Road, Rochdale - Garden Validation Letter Report (including appendices). Document ref: A5182/24/VR/V0. Dated: 5th November 2024. Prepared by Earth, Environmental & Geotechnical Ltd.

The condition is discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services