



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 24/01096/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
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David Whalley
Watson Batty Architects
Shires House
Shires Road
Guiseley
Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01096/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 16 (Remediation and verification) 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:

- 16 No dwelling hereby approved shall be occupied until the remediation scheme as outlined in the supplied Remediation Statement and Validation Proposal Sheet and the suite of documents referenced in Section B of the statement (ref: 21-763) has been implemented either in full or in accordance with an build out schedule to be submitted to and approved by the Local Planning Authority. No dwelling hereby approved shall be occupied until a verification report demonstrating the effectiveness of the remediation carried out has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that remediation of the site is complete and to protect human health and the water environment, 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 plans/documents are approved:

- **Gas Verification Report (Validation letter from Arc Environmental Ltd. Reference: Verification of Hazardous Ground Gas Protection Measures at Plots 13, 24 and 25, Land at Hollin Bank, Hollingworth Road, Littleborough Reference number: 24-218.01L. Dated: 30th September 2024).**
- **Site Plan. Drawing number: HOLL-WBA-XX-XX-DR-A-20_1001. Revision: P10. Received by email on 10/03/2025.**

This decision relates to only plots 13, 24 and 25. The condition is therefore partially discharged. To fully discharge the condition, details in accordance with the condition will need to be submitted to and approved by the Local Planning Authority for the whole site.

Yours faithfully,

Melanie Hale
Head of Planning Services