



PLANNING AND DEVELOPMENT

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Date: 3 March 2025

Mrs Isla Brady
Vistry Group
301 Bridgewater Place
Birchwood
Warrington
WA3 6XF

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00061/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (Remediation and Completions Report) on planning permission 20/01401/AM
Location:	Royle Works, Royle Road, Rochdale, OL11 3EH,

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

Conditions and Reasons:

- 6 The development shall be carried out in accordance with the Phase I and II Geo-Environmental Site Assessment, reference 12-675-R1 and the remediation strategy detailed in the Remediation & Enabling Works Strategy, reference 11-778-R2, unless any variation is otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the occupation of each plot, a verification report that demonstrates the effectiveness of the remediation carried out on a plot by plot basis must be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where additional remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved 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 Core Strategy Policy G9 and the National Planning Policy Framework.

Decision: The following reports are accepted and the requirements of the condition have been fulfilled in respect of the plots which the submission relates to:

- 11-778 V21- Garden Validation Letter Plots 93-97, January 2024
- 11-778 V22- Garden Validation Letter Plots 168 and 9, February 2024
- 11-778 V23 Garden Validation Letter Plot 169, March 2024
- 11-778 V24 Garden Validation Letter Plot 170, March 2024
- 11-778 V25 Garden Validation Letter Plots 171-172, April 2024
- 11-778 V26 Garden Validation Letter Plots 23 and 173, May 2024
- 11-778 V27 Garden Validation Letter Plots 174 and 180, May 2024
- 11-778 V28 Garden Validation Letter Plots 20 and 176, June 2024
- 11-778 V29 Garden Validation Letter Plots 175, 177-179, July 2024
- 11-778 V30 Garden Validation Letter Plots 21-22, August 2024
- 11-778 V31 Garden Validation Letter Plots 8, 120-134, October 2024
- 11-778 V32 Garden Validation Letter Plot 9, October 2024
- 11-778 V33 Garden Validation Letter Plots 7, 8, 12 and 13, November 2024
- 11-778 V34 Garden Validation Letter Plot 10, November 2024
- 11-778 V35 Garden Validation Letter Plots 19 and 91, November 2024
- 11-778 V36 Garden Validation Letter Plots 4-8, November 2024
- 11-778 V37 Garden Validation Letter Plots 1 and 2, December 2024
- 11-778 V38 Garden Validation Letter Plot 3, December 2024
- 11-778 V39 Garden Validation Letter Plot 11, December 2024

A further submission will be required to provide the validation testing for any remaining plots in order to fulfil the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services