ROCHDALE COUNCIL

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land off Great Howarth
Address line 1	
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	390769
Northing (y)	415755

Description

Green field, unmanaged site to the north and north west of Great Howarth.

2. Applicant Details

Title	Mr
First name	Michael
Surname	Buczman
Company name	Rochdale Borough Council
Address line 1	Environmental Management Department
Address line 2	Heywood
Address line 3	
Town/city	Rochdale

2. Applicant Details

Country	
Postcode	OL10 2DY

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Lorna
Surname	Cruice
Company name	Appletons
Address line 1	17 Chorley Old Road
Address line 2	
Address line 3	
Town/city	Bolton
Country	
Postcode	BL1 3AD
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Development of allotments including internal access ways and paths, boundary treatment, car parking and landscaping.

Reference number

19/00970/FUL

Date of decision (date must be pre-application submission)	28/02/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 8 and 9

4. Description of the Proposal

Has the development already started? ○ Yes ◉ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Invasive species survey report.
Ground contamination report

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◉ The agent
○ The applicant
○ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

07/09/2020

Details of the pre-application advice received

Email dated 07.09.20
•The original investigation by TJ Booth Associates in 2017 identified a hot spot for lead and zinc on the southern margin, the source of this hotspot is unclear, but the area is on the boundary with an historical colliery and residential properties built around the 1970s, for human health risk lead is considered to be the driving contaminant in this scenario.
•It has been agreed the area of the hotspot will not be developed for allotment but left as a "wild flower" area, therefore removing any potential contaminant linkage.
•After removing this area the range of lead values is 83-130, marginally above the C4SL for lead of 80mg/kg, for information the C4SL for lead in a residential with home grown produce scenario is 200mg/kg.
•It has been suggested bioaccessibility testing should be undertaken, however, after undertaking consultations with professionals in this field, compounded with the fact the levels are only marginally around the C4SL I am of the opinion such testing will not change the situation.
•If further investigation is to be undertaken my recommendation would be to instruct TJ Booth and Associates to undertake further sampling and analysis around the site, not including the identified "hot spot" as this are will not be used for allotment development.
•Analysis should include metals, non-metals, speciated PAH and an asbestos screen, it should also include a detailed description of the sample, for e.g. the presence of ash and non-natural material. A report should be supplied comparing the levels to current guidance, from there a decision can be on the sites suitability for an allotment end use.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

9. Declaration

Date (cannot be pre-application)	28/01/2021