

Officer Report

Case Reference: OTH/2026/0149
Location: Former Department of Work and Pensions Dcs Distribution Centre, Manchester Road, Heywood, OL10 2PZ
Proposal: Submission of details to comply with condition 6 (Contamination) of planning permission 22/01410/FUL
Recommendation: Approve
Officer: Anna Hayes

Recommendation: Approve

Condition(s) (1)

6 With the exception of demolition and site clearance works, the development hereby permitted shall not commence until an assessment of the risks posed by contamination has been carried out in accordance with BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, no development shall take place until:

i) a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority;

ii) the site has been remediated in accordance with the approved measures and timescale; and

iii) a verification report has been submitted to and approved in writing by the local planning authority.

Decision: The submitted documents detailed below are accepted:

- **RSK Geosciences Former Heywood Stores, Heywood, Phase 2 Environmental Site Investigation, Report Reference 323173 R02(01)**
- **Email from RSK Geosciences dated the 5th May 2026.**

The development shall be carried out in accordance with the remediation measures described within the approved documents.

Prior to the first occupation of the approved building(s), a further submission will be required to provide a verification report to confirm the implementation of the approved measures in order to comply with the requirements of the condition.