

Date: 26th May 2026
Your Ref: PP-14962569
Our Ref: 17688b

DWD

69 Carter Lane
London
EC4V 5EQ

Tom Hiles,
Rochdale Metropolitan Borough Council
ROCHDALE MBC,
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

Dear Tom,

TOWN AND COUNTRY PLANNING ACT 1990

PLOT J2 KINGSWAY BUSINESS PARK, JAMES KEARNS AVENUE, ROCHDALE, OL16 4NR (REF. 25/00369/FUL). APPROVAL OF DETAILS APPLICATION TO DISCHARGE CONDITION 4 (VERIFICATION REPORT)

On behalf of the Applicant please find enclosed an application for the approval of details under condition 4 of planning permission ref. 25/00369/FUL at the above site.

Condition 4 – Verification Report

Condition 4 requires:

‘The development hereby permitted shall not be carried out otherwise than in accordance with the recommendations contained within the submitted ‘Phase 1 Geo- Environmental Assessment’ ref. 784-B070935 dated May 2025 by Tetra Tech Limited.

Before the proposed guard house is first brought into use, a verification report evidencing a gas protection score of 1.5 from gas protection measures installed in accordance with BS848:2015 has been achieved shall be submitted to and approved in writing by the Local Planning Authority.’

To discharge condition 4 the following has been submitted:

- Verification Report, prepared by Tetra Tech.

Planning History

The existing warehouse (Use Class B8) was originally granted under ref: 22/01200/FUL for the “Erection of two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works.” in June 2023. This was later amended under ref: 24/00694/NMA for elevations and site alterations.

The most recent consent is ref: 25/00369/FUL granted in July 2025, which secured the alterations to existing elevations including installation of ventilation louvres; installation of ancillary infrastructure to facilitate site operations including sprinkler tanks, pump house, winter module, substation switchroom, transformers, waste storage area, guardhouse and smoking shelter together with

alterations to existing retaining wall and installation of metal grid ramp, automated barriers and lighting.

On 14th March, a Non-Material Amendment (ref. PP-14925282) was submitted to Rochdale Metropolitan Borough Council to make a minor alteration to the design of the guard hut. The application is currently awaiting validation. However, the details of the guard hut referred to in the verification report reflect the dimensions submitted as part of this Non-Material Amendment.

Conclusion

We trust the application contains sufficient information to allow validation and we look forward to receiving confirmation of this in due course. For any communications related to the application please contact myself at this office.

Yours faithfully,



Georgina Smith

Senior Planner

DWD

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