

## Officer Report

**Case Reference:** OTH/2025/1195  
**Location:** Site Formerly of Tack Lea Works and Shepperd Mill,  
Greenbooth Road, Rochdale  
**Proposal:** Submission of details to comply with conditions 10  
(Remediation Verification), 17 (Ecological Enhancements), 19  
(Noise Verification), 20 (Travel Plan) and 25 (External Lighting  
Scheme) of planning permission 20/01170/OUT  
**Recommendation:** Approve  
**Officer:** Ryan Killeen

### Condition(s) (5)

- 10 No development shall take place (other than demolition of structures or clearance of trees and shrubs) until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

iv) a verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with Policy G9 of the adopted Rochdale Core Strategy and paragraph 174 of the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

**Decision: The following reports are accepted:**

- **Land at Greenbooth Road and Edenfield Road, Norden – Validation Report ref: 17-330-R1, dated January 2025 and prepared by E3P.**
- **Land at Greenbooth Road and Edenfield Road, Norden – Gas Protection Design Report, ref: 16-465-R7-2, dated April 2025 and prepared by E3P.**

***Gas Membrane Validation Letters***

- **16-465-V3 – Plots 7-10 – April 2025 (replaces V2)**
- **16-465-V4 – Plots 1-6 – April 2025 (replaces V1)**
- **16-465-V5 – Plots 17- 19 – May 2025**
- **16-465-V6 – Plots 43 – 45 – May 2025**
- **16-465-V7 – Plots 40 – 42 – May 2025**
- **16-465-V8 – Plots 20 – 23 – May 2025**
- **16-465-V9 – Plots – 24 – 25 – May 2025**
- **16-465-V10 – Plots – 36 – 39 & 49 – June 2025**
- **16-465-V11 – Plots 46-48 – June 2025**
- **16-465-V12 – Plots 11 – 12 – June 2025**
- **16-465-V13 – Plots – 13-14 – June 2025**
- **16-465-V14 – Plots 15-16 – July 2025**
- **16-465-V15 - Plots 31-35 - December 2025**
- **16-465-V15 - Plots 31-35 - January 2026**

- 16-465-V16 - Plots 26-30 - March 2026

#### ***Garden Validation Letters***

- 16-465-V1 – Plots 1-4 (rear) – Sept 2025
- 16-465-V2 – Plot 5 (rear) and 1-2 (front) – Sept 2025
- 16-465-V3 – Plots 8-10 (rear) and 7-10 (front) - Sept 2025
- 16-465-V4 – Plot 6 (front and rear) – Sept 2025
- 16-465-V5 – Plot 7 (rear) – Sept 2025
- 16-465-V6 – Plots 40-49 (rear) – Oct 2025
- 16-465-V7 – Plots 40, 42, 43, 45 (front) – Nov 2025
- 16-465-V8 – Plots 11-12 (front) – Nov 2025
- 16-465-V9 - 13-14 (front) and 11-14 (rear) - December 2025
- 16-465-V10 - 15-19 (front and rear) - January 2026
- 16-465-V11 - Plots 20-21 (front and rear) - March 2026
- 16-465-V12 - Plots 36-38 (front) and 36-39 (rear) - February 2026
- 16-465-V13 - Plot 39 (front) - March 2026

**For the avoidance of doubt, the requirements of the condition have been fulfilled in respect of Plots to which the reports relate. A further submission will be required to supply the relevant validation reports of any remaining plots prior to their first occupation in order to comply with the requirements of the condition.**

- 17 No part of the development hereby approved shall be occupied until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The biodiversity enhancements set out on the plan "Species Enhancement Plan," drawing no.80-742-010 dated 19/08/2025 by e3p is accepted.**

**The approved measures shall be installed in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.**

- 19 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within section 6 of the submitted Noise Impact Assessment by e3p Ltd dated 25 September 2023 ref. 50-868-R1-5. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The Noise Verification Letter, dated November 2025, prepared by Stonebond is accepted.**

**For the avoidance of doubt, the requirements of the condition have been fulfilled.**

- 20 No part of the development shall be occupied until a Full Travel Plan for the site is submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan shall be implemented and reviewed in accordance with the timetable set out within the plan.

Reason: To provide for sustainable travel and to limit the effects of the increase in travel movements in accordance with Policies T1 and T2 of Rochdale Core Strategy.

**Decision: The submitted plan "Residential Travel Plan, Land off Edenfield Road" – ref: 4064, dated November 2025, prepared by Eddisons is accepted.**

**The provisions of the travel plan shall be implemented in order to comply with the requirements of the condition**

- 25 No external lighting shall be installed on the buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The details of lighting as shown on the plan "Proposed Street Lighting Layout," prepared by Rochdale Council – dwg no: AOC-161A-DWG-1301 is accepted.**

**The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.**