

Officer Report

Case Reference: OTH/2026/0211
Location: Land at Royle Road, Rochdale
Proposal: Submission of details to comply with condition 6 (Phase I and II Geo-Environmental Site Assessment) of planning permission 20/01401/AM
Recommendation: Approve
Officer: Ryan Killeen

Recommendation: Approve

Condition(s) (1)

- 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 submission which comprises the following documents is accepted:

- 11-778 V46 Garden Validation Letter, Plot 143, April 2025;
- 11-778 V50 Garden Validation Letter, Plot 147, July 2025;
- 11-778 V51 Garden Validation Letter, Plot 146, 148 and 149, July 2025;
- 11-778 V52 Garden Validation Letter, Plot 14, August 2025;
- 11-778 V53 Garden Validation Letter, Plot 15 to 18 and 191, September 2025;
- 11-778 V54 Garden Validation Letter, Plot 150 to 151 and 192 to 193, October 2025;
- 11-778 V55 Garden Validation Letter, Plot 154 to 155, December 2025;
- 11-778 V56 Garden Validation Letter, Plot 1156 to 157, December 2025;
- 11-778 V57 Garden Validation Letter, Plot 158, February 2026; and
- 11-778 V58 Garden Validation Letter, Plots 54 – 77 Apartment Block, March 2026.

The requirements of the condition are fulfilled in respect of the plots validated under this decision and any other decision to the same effect. A further submission will be required for any outstanding plots.