

Officer Report

Case Reference: OTH/2026/0388
Location: Land At Manchester Road West, South Heywood, Rochdale
Proposal: Submission of details to comply with condition 15 (Verification Report), Schedule 2 of planning permission 16/01399/HYBR
Recommendation: Approve
Officer: Anna Hayes

Condition(s) (1)

15 No development shall take place in any phase of development 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.

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 building(s) hereby approved are first occupied.

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, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and 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.

Decision

The following verification report submitted under this application is accepted:

- E3p Land at Manchester Road, South Heywood, Rochdale, Remediation Verification Report. Report Reference No. 15-707—L4.

This decision should also be read in conjunction with application 21/01183/DOC where the following reports have also been accepted:

- 11-094-r1 Phase 1 Geo-Environmental Site Assessment prepared by E3P (dated September 2016);
- 12-709-r1 Phase II Geo-Environmental Site Assessment prepared by E3P (dated October 2018); and,
- 15-707-R1 Phase 1 South Heywood Remediation and Enabling Works Strategy.

For the avoidance of doubt, the requirements of condition 15 have now been fulfilled in so far as it relates to land within the red edge of application 21/00909/REM.