

Officer Report

Case Reference: OTH/2026/0477
Location: Plot J2, Kingsway Business Park, James Kearns Avenue,
Rochdale, OL16 4NR
Proposal: Submission of details to comply with condition 4 (phase 1
geo-environmental assessment) on planning permission
25/00369/FUL
Recommendation: Approve
Officer: Tom Hiles

Condition(s) (1)

- 4 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.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Decision: The submitted Tetra Tech Ltd Guard Hut Gas Verification Report - Plot J2, Kingsway Business Park, Rochdale, OL16 4NR (V1), Report Reference 784-B070935/Gas Verification/V1 has been reviewed and accepted by the Council's contaminated land officer. The verification report is therefore approved.