

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0477

Applicant N/A	Agent Georgina Smith 69 Carter Lane London EC4V 6AB
-------------------------	--

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 4 (phase 1 geo-environmental assessment) on planning permission 25/00369/FUL

Location: Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR

Valid On: 29 May 2026

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

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.

Date of Decision: 23/06/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.