

Officer Report

Case Reference: OTH/2026/0659
Location: Trub Farm
Manchester Road
Rochdale
OL11 2XG
Proposal: Submission of details to comply with condition 9 (Remediation Scheme) of planning permission 24/01007/FUL
Recommendation: Approve
Officer: Michael Atkinson-Smith

Recommendation: Approve

Condition(s) (1)

- 9 No development shall take place until (other than demolition or works of site preparation) a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall thereafter be fully implemented.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall 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 remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter.

Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core

Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The 'Remediation and Enabling Works Strategy' report by E3P, reference 17-524-R2, dated 4th July 2026 is acceptable. The development shall not be carried out otherwise than in accordance with those details.

A further application will be required to submit a verification report to be approved in writing by the Local Planning Authority before any of the dwellings are occupied.

Should permissions under other legislative regimes, such as exemptions or Materials Management Plans (MMPs) be sought/gained, then relevant copies of signed final documents must be forwarded to the Local Planning Authority as part of the above verification requirement.