



Officer Report

Case Reference: OTH/2026/0526
Location: THE SMITHYBRIDGE, SMITHY BRIDGE ROAD,
LITTLEBOROUGH, OL15 0DY
Proposal: Submission of details to comply with conditions 12
(remediation measures) and 15 (noise levels) on planning
permission 25/00360/VRCON
Recommendation: Approve
Officer: Rachel Carney

Condition(s) (2)

- 12 The development shall be carried out in full accordance with the remediation measures submitted under application 25/00150/DOC. Prior to first occupation of the approved development a report that specifies the measures undertaken demonstrates the effectiveness of the remediation shall be submitted 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 submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To appropriately manage any contamination risks in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

DECISION: The following document has been submitted:

Landscape Soils Validation, Prepared by ARP, ref NW191/01/L1/Ogic, dated 4th June 2026

It has also been confirmed in an email from Alison Duxbury, dated 7th August 2026 the areas of the site covered by the report.

The Council's Environmental Services have reviewed the submitted report and confirmed that the remediation of the site is acceptable. Condition 12 is therefore satisfied.

- 15 A report that demonstrates that the following maximum noise levels have been achieved shall be submitted to and approved in writing prior to first occupation of the development.

- 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The measures to achieve these noise levels shall be retained thereafter.

Reason: In the interests of residential amenity and to protect future residents from any excessive noise levels associated with the adjacent highway and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy.

DECISION: The following document has been submitted:

Assessment of the Internal Noise Climate of Flat 9 within the Residential Development at the Former Smithy Bridge Public House in Littleborough, Prepared by Mr Rober Smith of Druk Limited, ref: DRUK/ACC/RS/ APLSBPHSBRL/3232.2 ver. 2, dated 3rd March 2025.

The submitted report has been reviewed by the Council's Environmental Services who have confirmed that the report details an internal noise assessment undertaken by Druk Limited within Flat 9 of the redevelopment of the former Smithy Bridge Public House. The assessment was undertaken over a 24-hour period between 27 and 28 February 2025, with measurements carried out in both the living room and bedroom. The report confirms that Flat 9 was selected following agreement with the Local Planning Authority and Environmental Services on the basis that it represented one of the most noise-exposed dwellings within the development. The methodology adopted involved monitoring with windows closed and background ventilation open, consistent with the requirements of the planning condition.

On the basis of the information provided, the submitted assessment demonstrates compliance with the internal noise limits specified within Planning Condition 17 and the requirements of the condition are satisfied.