

Rochdale Metropolitan Borough Council -
Development Control
SMITH STREET, ROCHDALE, OL16
1XU

Reference: PA-0006850/01
Customer reference: OTH/2026/0545
08 October 2026

Submission of details to comply with conditions 4 (CEMP), 8 (eradication of Himalayan Balsam), 9 (protected species), 11 (investigation and risk assessment) and 15 (groundwater) on planning permission 23/00911/FUL.

Phoenix Works , Brookes Street, Middleton, M24 2WL

Dear Michael Atkinson-Smith,

Thank you for contacting us.

In response to your consultation, OTH/2026/0545, regarding the discharge of condition 11, we would wish to make the following comments.

Environment Agency position

We have reviewed the submission of an email from Sub Surface Northwest regarding the proposed ground investigation works being hindered by the current condition of the site.

Whilst the Environment Agency is unable at this time, to recommend the discharge of conditions 11 (investigation and risk assessment) and 15 (groundwater) on planning permission 23/00911/FUL, we have no objections to the site being cleared and rendered safe and suitable for the necessary ground investigation, sampling and assessment works to be safely undertaken.

We are prepared to accept take this position on the understanding that no further development works associated with the construction phase will commence until it has been demonstrated that, in light of the site's historical industrial uses, the land does not pose, and is unlikely to pose, a risk to Controlled Waters.

If you have any questions regarding our response, please contact
spplanning.rfh@environment-agency.gov.uk.

Yours sincerely,

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