

Date: 9th February 2023

Our ref: CND/347879/21

Tony Dust
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Uppermill
Oldham
OL3 6AJ
United Kingdom

**Place and Economic Growth
Directorate**
Planning and Infrastructure
Development Management
PO Box 30, Civic Centre, West Street
Oldham. OL1 1UQ

Dear Mr Dust

Application number: CND/347879/21

Location: 67 Chew Valley Road Greenfield Oldham OL3 7JG

Proposal: Discharge of conditions 3 (Site Investigation), 5 (Drainage Scheme) and 8 (Drainage Scheme) relating to application no. PA/340010/17.

I write to confirm that the following conditions have been part complied with:

- 3 No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. Reason - In order to protect public safety and the environment.

Note In reference to the following reports: Phase 1 Desk Study Report for Land to the Rear of 67 Chew Valley Road, Demeter Environmental Ltd, 21-05-02 Revision 0, May 2021, the report has concluded that the site is a low risk based on the site history and no specific site investigation will be undertaken. They have proposed that the following will be undertaken:

- o Watching brief for unexpected contamination;
- o Installation of gas protection measures to CS2 in lieu of gas monitoring.

The Environmental Health team are in agreement with the recommendations and the condition can be partially discharged to allow works to start on site. To fully

discharge the condition a validation report will be required on completion of the site works to include:

- o Validation of the installation of the gas protection measures;
- o Findings of the watching brief;
- o Copies of any waste transfer notes.

and the following conditions are discharged:

- 5 No development shall commence unless and until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter. Reason - To reduce the risk of flooding.

Note Following the submitted information regarding infiltration testing at the proposed soakaway location on site, the Drainage team have recommended discharge of this condition. All drainage shall be completed in accordance with the submitted details.

- 8 No development shall commence unless and until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter. Reason - To reduce the risk of flooding.

Note Following the submitted information regarding infiltration testing at the proposed soakaway location on site, the Drainage team have recommended discharge of this condition. All drainage shall be completed in accordance with the submitted details.

The applicant is reminded of their obligation to fulfil all of the relevant conditions attached to the planning approval prior to commencement/occupation of development.

Yours sincerely

Sophie Leech
Planning Officer
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