



Mr Gary Hoerty
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01214/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (passing places) and 6 (boundary treatments) on planning permission 19/01075/FUL
Location:	Lower Tack Lea Farm , Bury And Rochdale Old Road, Heywood, Rochdale, BL9 6UY

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

Conditions and Reasons:

- 3 No part of the development shall be occupied for the purposes hereby permitted until such time as the vehicle passing places and widened access as shown on plan ref. Cle/726/2252/02 Rev. C have been constructed in accordance with a detailed scheme, including detail of materials for surface treatment and provision for surface water drainage, first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of reducing potential for vehicle conflict and highway safety and to ensure suitable drainage to reduce flood risk in accordance with Policies T2, G8 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted information on Drawing Number Cle.726.2727.07 Amendment A, recieved by the Council 20th October 2022, is considered satisfactory. The condition is therefore discharged subject to implementation.

- 6 No part of the development shall be occupied for the purposes hereby permitted until a scheme of boundary treatments for the site, including details of the type, siting, design and materials to be used in the construction of such boundaries, screens or retaining walls has been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. For the avoidance of doubt, the scheme shall substantially accord with the details shown on drawing ref. Cle/726/2727/06. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P2, P3, G4 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted drawing 'Discharge of Condition number 6 of application reference 19/01075/FUL' Drawing No: Cle/726/2727/08 Amendment A, is considered satisfactory. Subject to implementation of the aforementioned drawing, the condition is hereby discharged.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services