



Mr David Whalley
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Shires Road
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LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00755/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 5 (pumping station precom) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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

Conditions and Reasons:

- 5 Prior to the erection of the pumping station, details of the elevations, boundary treatments and a block plan for the pumping station shall be submitted for approval to the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: A block plan, plans and elevations of the machinery including the kiosk (in colour Holly green / Hollybush) have been provided. The pumping station is located within a prominent location within the wider site and in close vicinity to the shared cycle and footway to the canal. The pumping station could unduly impact on the visual amenity of the area and as such requires adequate screening. Considering the location of the site, the use of 1.2m hoop top railing would not be acceptable in this location. The proposed boundary treatment would provide insufficient height and screening of the pumping station from public vantage points. Additionally, the open design of the hoop top railing again would not provide appropriate screening of the pumping station. We would require a taller and closed boundary treatment around the

pumping station to provide sufficient screening of the pumping station. This can be done in a combination of soft and hard boundary treatment.

Furthermore, it is unclear what has been proposed to the northwest of the pumping station site. It appears to be stone walling. Stone walling would be considered acceptable in principle, however, the plan 'site layout - boundary treatment plan (sheet 3)', does not specifically identify this. The boundary treatment key on the plan does include '900mm Dry Stone Wall', however the boundary treatment to the northwest of the pumping station has not been labelled in the allotted colour. Please can you clearly identify this on the plan for the purpose of clarity.

Finally, the site layout plan includes a light grey colour strip, it is unclear what this represents. Please can you confirm what this represents and label the drawing accordingly for the purpose of clarity.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services