



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Sam.Yuen@Rochdale.Gov.UK
Our ref: 24/00910/DOC
Enquiries to: Sam Yuen
Direct Line: (01706) 924332
Date: 18 October 2024

Mr Hasnaat Saeed
1 Bank Street
Accrington
Lancashire
BB5 4HH
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00910/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Foundation depth details) and 4 (Surface water disposal details) of planning permission 24/00438/HOUS
Location:	48 Mentmore Road, Rochdale, OL16 3AE

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 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension is designed to minimise loading onto the canal cutting slope to the west of the site. Details shall include cross sections showing the relationship of the extension to the cutting slope (including information on foundation depths). The works shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that the extension does not increase the risk of land instability, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the extension may impact on the structural stability of the canal cutting slope, it is necessary to understand the foundation details of the proposed works.

Decision: The foundation details provided on Drawing No. MEN-02-20 dated 16/09/2024 are acceptable. To comply with the condition, the works shall be carried out in accordance with the approved details thereafter.

- 4 Prior to the commencement of development, details of surface water disposal from the extension shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, water discharge from the extension shall be directed away from the canal cutting slope. The works shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure water discharge from the extension does not result in erosion or saturation of soils that could adversely impact the structural stability of the canal

cutting slope, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As drainage infrastructure will need to be implemented prior to commencement of the above ground works, details of surface water disposal is required.

Decision: The details of surface water disposal provided on Drawing No. MEN-02-20 dated 16/09/2024 are acceptable. To comply with the condition, the works shall be carried out in accordance with the approved details and retained thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services