



PLANNING AND DEVELOPMENT

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Date: 5 July 2024

Mr Thomas Holt
Whiteleyeaves LTD
Room 1.12A
Hollinwood Business Centre
Albert Street
Failsworth
OL8 3QL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00046/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (finished floor levels) on planning permission 17/00707/FUL
Location:	64 Blackstone Edge Old Road, Littleborough, Rochdale, OL15 0JN

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

Conditions and Reasons:

- 6 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

Reason for pre-commencement condition: The finished floor levels will dictate the ground works and therefore it is important that the levels are considered at an early stage and agreed before development commences on site.

Decision: It is noted that the pre-commencement condition was not discharged prior to commencement. The following plans are considered to be acceptable and are approved:

- Elevations – Finish floor level. Drawing no: L1
- Topographical Survey. Drawing no: QDS/350/1376/TOP. Rev: O

Yours faithfully,

Melanie Hale
Head of Planning Services