



Mr D Croft
DC and MG Associates
44b Progress Business Park
Orders Lane
Kirkham
PR4 2TZ

Dear Mr Croft,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00954/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 10 (Refuse and Recycle Stores) and 11 (Cycle Stores) of planning permission 21/00678/FUL
Location:	Land At The Junction Of Causey Drive And Windermere Road, Middleton, M24 5PN,

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

Conditions and Reasons:

- 10 No part of the development shall be occupied until such time as full detail of the construction and design of the refuse/recycling bin store, as shown on approved plan ref. CD2-10/A - Proposed Site Plan and Ground Floor Plan (received 28th July 2021), has been submitted to and approved in writing by the Local Planning Authority. No part of the building shall be occupied until such time as the duly approved facility has been constructed and made available for use; the bin store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: Drawing No: 23 1264 P01 Rev B - Proposed Cycle and Refuse Stores, dated 27th November 2023, has been reviewed and is considered acceptable. The bin storage shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 11 No part of the development shall be occupied until such time as full detail of the construction and design of the bicycle store, as shown on approved plan

ref. CD2-10/A - Proposed Site Plan and Ground Floor Plan (received 28th July 2021), has been submitted to and approved in writing by the Local Planning Authority. No part of the building shall be occupied until such time as the duly approved facility has been constructed and made available for use; the bicycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure that adequate and satisfactory provision is made for bicycle parking and in order to encourage alternative modes of travel to the site apart from the motor car or other motorised vehicles, in accordance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: Drawing No: 23 1264 P01 Rev B - Proposed Cycle and Refuse Stores, dated 27th November 2023, has been reviewed and is considered acceptable. The cycle storage shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

pp. C. Ringwood

Daniela Ripa
Interim Head of Planning Services