



Reed Studio

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Keelham Cottage | Keelham Lane | Todmorden | OL14 8RX | VAT reg: 393 7652 53

Case officer: Sam Yuen

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

Date: 25/09/23
Planning Ref: 23/00248/HOUS

Dear Sam,

RE: Approval of details reserved by a condition (discharge) application

As per the granted planning permission APPLICATION REFERENCE: 23/00248/HOUS, please find attached additional information to enable condition 4 and 6 discharge.

Condition 4

Prior to the commencement of development, full details of a permeable driveway shall be submitted to and approved in writing by the Local Planning Authority.

The submission shall include adequate details including:- cross-sectional details with depths of subbase and materials, including the type of paving and shall conform with manufacturer / supplier's recommendations.

Drawing 401-004 Hard Landscape Plan and Section indicates a typical detail through the driveway which indicates depths of subbase and materials. Please note the type of paving IS NOT permeable because of stability concerns from a permeable supplier and structural engineer. Information from the structural engineer is added to the drawing for your information. Also included are two emails, one from Aggregate Industries (permeable supplier) and the other from Alan Rowe (the structural engineer) confirming a permeable driveway is not suitable in this location or for this particular site.

Condition 6

No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens, railings and retaining walls have 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. The structures shall thereafter be retained.

Drawing 401-005 Boundary Elevations clarifies information on the type, siting, design and materials of the boundaries, screens, railings and retaining walls as requested.

If any further information is required, please do not hesitate to contact me.

Yours sincerely

Gareth Reed
(Director)