



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: 25/00525/DOC
Enquiries to: Sam Yuen
Direct Line: (01706) 924332
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Andrea Smiljanic
Project 3 Architects
Westgate House
44 Hale Road
Altrincham
WA14 2EX
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00525/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 9 (car lift) on planning permission 23/01268/HOUS
Location:	Higher Lakewood, Higher Cleggswood Farm, Rakewood Road, Littleborough, Rochdale, OL15 0AZ

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

Conditions and Reasons:

- 9 Notwithstanding any details of details in the application, the works required to install the proposed car lift hereby approved shall not take place until the details, specifications, appearance and design of the car lift has been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be erected in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of the proposed car lift provided on "Car Lift Site Plan drawing no. 0035-MS-XX-XX-DR-L-0036 rev. P01", "Proposed Section A-A drawing no. 0763-P3A-XX-XX-DR-A-04322 rev. P01", "Proposed Section B-B drawing no. 0763-P3A-XX-XX-DR-A-04323 rev. P01", "Proposed Basement Floor Plan drawing no. 0763-P3A-XX-XX-DR-A-05320 rev. P01", "Proposed Ground Floor Plan drawing no. 0763-P3A-XX-XX-DR-A-05321 rev. P01", "Proposed Section F-F drawing no. 0763-P3A-XX-XX-DR-A-05324 rev. C01", "Proposed South Elevation drawing no. 0763-P3A-XX-XX-DR-A-05325 Rev. P01", "INSTALLATION DRAWING CARLIFT IP1-CM MOB drawing no. 2332-DE-01 Sheet 1-6, 11 of 13 rev. 5" received 23/05/2025 are acceptable. The approved structures shall be erected in accordance with the approved details and retained thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services