



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01004/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (bin collection) and 6 (gate design) on planning permission 24/00180/FUL
Location:	29 Spotland Road, Rochdale, OL12 6PE

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

Conditions and Reasons:

- 5 No part of the development shall be occupied until such time as details for elevations of the bin storage area has been submitted to and approved in writing by the Local Planning Authority, and implemented. The approved bin storage scheme 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 Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officer Response:

The details of bin storage submitted on drawing number 22.2830.4A received by the Council 22/10/2024, is approved. The development shall be carried out in accordance with the approved details and drawings.

- 6 Notwithstanding the approved plans, the proposed gate shall not be erected until details of the gate design have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out 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.

Officer Response:

The gate design as submitted on drawing number 22.2830.4A received by the Council 22/10/2024, is approved. The development shall be carried out in accordance with the approved details and drawings.

Yours faithfully,

Melanie Hale
Head of Planning Services