ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 29 July 2020

Miss Aynsley Finnen
Wainhomes North West Ltd
Kelburn Court
Daten Park
Birchwood
Warrington
WA3 7PB

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/01336/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 11 (FFL) on planning permission 16/00725/OUT**
Location:	**Land To The West Of Hollin Lane, Hollins Lane, Middleton, M24 5LN**

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

Conditions and Reasons:

11 No development shall take place within a phase until details of the finished floor and external site levels within that phase relative to off-site datum have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with the requirements of Unitary Development Plan policies BE/2, EM/7 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding of site levels will therefore be necessary prior to commencement of any building or engineering works on site. Finished floor levels are intrinsically linked to site levels.

Decision: The submitted information, as detailed in the plans listed below, is acceptable for the purposes of the condition. Development shall be carried out in accordance with the approved details.

- **External Works Drawing 1 drawing ref. 14158/11/1 rev. E**
- **External Works Drawing 2 drawing ref. 14158/11/1 rev. F**
- **External Works Drawing 3 drawing ref. 14158/11/1 rev. C**
- **External Works Drawing 4 drawing ref. 14158/11/1 rev. F**
- **Retaining Wall Details up to 2.1m drawing ref. 12022/01 rev. B**

Yours faithfully,

MR Rose

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Signed on behalf of the Council