



**PLANNING AND DEVELOPMENT**

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Date: 14 March 2024

Mr Tom Schofield  
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Rational House  
32 Winckley Square  
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PR1 3JJ

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>23/01326/DOC</b>                                                                                                         |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                             |
| <b>Proposal:</b>         | <b>Submission of details to comply with conditions 6 (piling) and 7 (floor levels) on planning permission 22/01441/PSID</b> |
| <b>Location:</b>         | <b>Rochdale Sixth Form College , College Road, Rochdale, Rochdale, OL12 6HY</b>                                             |

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

**Conditions and Reasons:**

- 6 Piling using penetrative methods shall not be carried out other than with the prior written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm groundwater resources in line with the provisions of the National Planning Policy Framework.

**Officer Response:**

**The submitted information and documents:**

- **Foundation Works Technical Note, prepared by Watermans Infrastructure and Environment Ltd (dated February 2024)**
- **Foundation Works Risk Assessment, prepared by Watermans Infrastructure and Environment Ltd (dated November 2023)**

are approved. The Environment Agency was consulted on the details and no objections were raised. The development shall be carried out in accordance with the approved details.

- 7 No development other than the demolition of buildings and structures to be removed shall take place until finished floor levels for the proposed building and finished ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken 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 submitted drawings:**

- ***‘Proposed Landscape Plan Sheet 1’ 3940-ABW-DR-A-1003 – Revision P2 – dated 10/24/22***
- ***‘Proposed Landscape Plan Sheet 2’ 3940-ABW-DR-A-1004 – Revision P1 – dated 10/24/22***

**are approved. The development shall be carried out in accordance with the approved drawings.**

Yours faithfully,

Melanie Hale  
Head of Planning Services