



PLANNING AND DEVELOPMENT

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David Whalley
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Shires House
Shires Road
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Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00514/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 24 (LEAP) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Hollingworth Road, Littleborough

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

Conditions and Reasons:

- 24 Prior to the completion of the 400th bedroom (i.e. the completion of the dwelling which would take the total number of bedrooms on the site above 400) details of the Local Equipped Area for Play [LEAP] in the area shown on the Landscaping Masterplan (ref: GL1835 09A) shall be submitted to and approved in writing by the Local Planning Authority. The LEAP shall be installed within 6 months of the completion of the 400th bedroom and maintained in safe working order thereafter.

Reason: In order to ensure adequate amenity for residents of the site, in accordance with the requirements of Provision of Recreational Open Space in New Housing SPD (Jan 2017) and the requirements of the NPPF.

Reason for pre-occupation condition: To ensure that the development is brought forward in a way which appropriately protects human health.

Decision: The submitted details of the LEAP in the following plans is approved:

- **Site Plan. Drawing number: HOLL-WBA-XX-XX-DR-A-20_1001. Revision: P15**
- **LEAP details by KOMPAN Ltd. Dated: 10.06.2022. KOMPAN reference: EN25296**

To comply with the requirements of the condition, the approved LEAP shall be implemented in complete accordance with the approved details, and shall be installed within 6 months of the completion of the 400th bedroom and maintained in safe working order thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services