



Mr David Hamer
Bradshaw Gass and Hope LLP
Bradshaw Gass and Hope LLP
21 Silverwell Street
Bolton
BL1 1PR
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01344/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 12 (parking areas) on planning permission 22/00850/FUL
Location:	Greater Manchester Fire Service , Whitelees Road, Littleborough, Rochdale, OL15 8DU

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

Conditions and Reasons:

- 12 No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking areas shown on the approved plans shall be constructed in accordance with the approved details before the associated development is first occupied, and shall be retained thereafter for their intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

The following documents have been submitted:

- Proposed Site Plan, Drawing no. 1978.37.201/T1, dated 31.8.22
- Proposed underground drainage layout - Drawing no. 1978.37.120/T1, dated 22.8.22
- Proposed external works layout - Drawing no. 1978.37.115/T1, dated 22.8.22
- Proposed external works layout - Drawing no. 1978.37.116/T1, dated 22.8.22
- Proposed external electrical services layout - Drawing no. W1976-RWA-00-XX-DR-E-9001/T3, dated August 22
- Drainage Details Sheet 2 of 2 - Drawing no. 1978.37.122/T2, dated 22.8.22
- Planning Statement

- Flood Risk Assessment & Outline Drainage Strategy -Prepared by LK Group, job no. FRA 21 1122

Subject to the parking areas being constructed in accordance with the submitted details the requirements of condition 12 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services