ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 14 July 2022

Mr Richard Moffat
Lambert Smith Hampton
6th Floor
3 Hardman Street
Spinningfields
Manchester
M3 3HF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**22/00396/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 7 (levels) on planning permission 21/00445/FUL**
Location:	**Land South Of Park Mill, Buckley Road, Rochdale, OL12 9DJ, ,**

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

Conditions and Reasons:

7 No development shall take place until finished floor and ground levels have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved levels.

Reason: In the interests of flood prevention and visual amenity and to accord with saved UDP policy EM/7, policy G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Finished floor and ground levels will likely dictate early site preparation works and it is therefore important that the details are approved prior to any development commencing.

Further to my earlier correspondence the following documents have been reviewed:

- 10830-PL-X-L06_B - Proposed Levels
- Email sent direct to the Environment Agency 29/6/2022 from Booth King: 13753 Rev P1 - Drainage Strategy 13753-315-P4 - Drainage GA

The levels shown on drawing no. 10830-PL-X-L06_B are acceptable. Subject to the development being constructed in accordance with these details, the requirements of condition 7 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services