

From: Bob Melling
Sent: 11 July 2023 10:59:03
To: Harry Jackson
Cc:
Subject: 23/00552/DOC - 13 Moss Hall Road
Attachments: 23-00552.pdf

Good morning Harry,

I hope you are well?

Please find attached the decision for the above application.

Kind regards,

Bob Melling
Assistant Planning Officer
Planning & Development



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Mr Harry Jackson
harryjacksonsurveyorsltd
unit4a farnworth park ind est
wellington street
farnworth
BL4 7BY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00552/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with condition 4 (drainage) on planning permission 22/01464/HOUS
Location: 13 Moss Hall Road, Heywood, Rochdale, BL9 7JJ

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

Conditions and Reasons:

- 4 Prior to the commencement of development, details of the site's proposed drainage connection(s) to public shall be provided. In addition, details of permeable paving, including a cross-section of the paving sub-base if this forms part of the sustainable drainage system, shall be provided.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer response: The submitted drainage scheme (referenced 'B/HJ/JJ/16Moss1a') dated 21/05/2023 and the details of the permeable 'Priora' Marshalls block paving including laying details and substrata is acceptable.

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details. The requirements of condition 4 are satisfied and no additional information is required.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services