



Mr Gareth Reed
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Keelham Lane
Todmorden
OL14 8RX
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/01049/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 4 (permeable driveway) and 6 (boundary treatments) on planning permission 23/00248/HOUS
Location: 13 Shore Road, Littleborough, Rochdale, OL15 9LG

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, full details of a permeable driveway be shall be submitted to and approved in writing by the Local Planning Authority.

The submission shall include adequate details including:- cross-sectional details with depths of subbase and materials, including the type of paving and shall conform with manufacturer / suppliers recommendations.

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.

Decision: The supporting statements dated 11/08/2023, 13/09/2023 and 25/09/2023, and the details provided on the submitted document titled "Hard Landscape Plan and Section Ref. 401_004 Rev. TP01" dated 23/03/2022 are acceptable. The development shall be carried out in accordance with these details.

- 6 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens, railings and retaining walls have been submitted to and approved in writing by the Local Planning

Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

Decision: The details of the boundary walls, fencing and retaining walls provided on the submitted documents titled “Boundary Elevations Ref. 401_005” dated 08/07/2023 and “Boundary Elevations 2 Ref. 401_006” dated 08/07/2023, and the proposed materials comprising “Godiva Multi Sandfaced Facing Brick 73mm”, “Wienerberger Class B Red Clay Perforated Engineering Bricks 65mm” and “Grange Contemporary Panel 1800 x 1800mm” are acceptable. The development shall be carried out in accordance with these details and materials and retained thereafter to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services