



Mr Richard Purser
Plan Red Ltd
Floor 11
3 Piccadilly Place
Manchester
M1 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00736/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 13 (substation details) and 15 (drainage) on planning permission 22/01119/FUL
Location:	Land At Former Central Retail Park, Land Bounded By Oldham Road, Milnrow Road And Richard Street, Rochdale

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

Conditions and Reasons:

- 13 Notwithstanding any description within the application no above ground construction works shall take place until details of the proposed substation have been submitted to and approved in writing by the Local Planning Authority. Details shall include elevation appearance and materials and screening methods and the development shall thereafter be undertaken in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy

- 15 No development involving the diversion of the Metrolink drainage at Drake Street shall take place until a scheme to divert the Metrolink drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage diversion works shall be carried in accordance with the approved details.

Reason: In the interests of safeguarding the Metrolink infrastructure and drainage infrastructure pursuant to policies G8, T1 and T2 of the Core Strategy.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services

