



PLANNING AND DEVELOPMENT

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Mr David Whalley
Watson Batty Architects
Shires House
Shires Road
Guiseley
Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00642/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 13 (Canal Stability Buffer) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Hollingworth Road, Littleborough,

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 No development shall take place within 20m of the Rochdale Canal, until full details of reinforcement measures to be undertaken to support re-graded land to the south of the Rochdale Canal have been submitted to and approved by the Local Planning Authority. Details shall include specifications of any reinforcement measures employed; the method of installation; and, analysis to demonstrate that the measures will provide adequate stability to support the weight of development above. Thereafter, the development shall be carried out in accordance with the approved details and timescales.

Reason: in the interests of securing land stability on site, in line with the aims of paragraphs 174(e) and 183 of the NPPF.

Reason for pre-commencement: to ensure that risks relating to impact on the Rochdale Canal are appropriately managed.

Decision: The following plan(s) and document(s) are approved:

- **Design Submission. Report reference no: GRO-23131-4507. Revision 1.5. Dated 04 November 2023. By Groundtech Consulting. Received on 14/11/2023.**
- **Hollingworth Gate, Littleborough. (including Exploratory Location Plan, Drawing no: GRO-23131-P02 and Trial Pit Logs by Groundtech Consulting. Dated 25/05/2023). Received on 14/11/2023.**
- **Trial Pit Logs by Groundtech Consulting. Dated 20/10/2023. Received on 14/11/2023.**

- Plan on Section Locations. Drawing no: 45466/015. Rev: F.
- Sections D-D, E-E & F-F Sheet 2 of 3. Drawing no: 45466/017. Rev: G.
- Section G-G Sheet 3 of 3. Drawing no: 45466/018. Rev: D.
- Tensartech Natural Green Profile Plan - Section A. Drawing no: GRO-23131-P03A_1.2. Received on 16/10/2023.
- Tensartech Natural Green Profile Plan - Section B. Drawing no: GRO-23131-P03B_1.2. Received on 16/10/2023.
- Tensartech Natural Green Profile Plan - Section D. Drawing no: GRO-23131-P03D_1.3. Received on 16/10/2023.
- Tensartech Natural Green Profile Plan - Section E. Drawing no: GRO-23131-P03E_1.4. Received on 16/10/2023.
- Tensartech Natural Green Profile Plan - Section F. Drawing no: GRO-23131-P03F_1.2. Received on 16/10/2023.
- Tensartech Natural Green Profile Plan - Section G. Drawing no: GRO-23131-P03G_1.2. Received on 16/10/2023.
- Slope Section Plan. Drawing no: GRO-23131-P04_1.2. Received on 16/10/2023.
- Tensar Areas Plan. Drawing no: GRO-23131-P05_1.3. Received on 16/10/2023.
- Manhole Detail. Drawing no: GRO-23131-P06. Received on 16/10/2023.
- Manhole Localised Detail – Plan View. Drawing no: GRO-23131-P07. Received on 16/10/2023.
- Proposed Residential Development, Hollingworth Gate, Littleborough. Job Ref no: 21-763. (Including Exploratory Hole Location Plan, Borehole Logs and Trial Pit Logs) by Arc Environmental Limited. Received on 16/10/2023.

To comply with the condition the development shall be carried out in accordance with the approved plan(s) and document(s).

Yours faithfully,

Melanie Hale
Head of Planning Services