ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 12 May 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.

Drawing no. 10830 Revision A (Proposed Levels) has been submitted.

Through consultation with the Environment Agency it is considered that insufficient information has been provided.

The proposed level information must confirm the bank levels to the Brook adjoing Unit A. THis must confirm that they are no lower than that of the upstream defence wall in the northern corner of Unit A parking area. The top level of the wall from the topographic survey in the approved FRA (RSK ref: 882270-R1(01)-FRA/issue 01 dated 16/3/2021) is 136.65m. The limited levels shown on drawing no. 10830/PL/X//L06 suggest that the car park would be 136.36m.

You are advised to provide additional detailed level information to confirm that the top levels to the Brook will be at least 136.65m.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services