ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 22 February 2021

Ms Helen Hartley
Russells South Heywood Ltd
13 Westpoint Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01546/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with Condition 30 (Access) of Schedule 2 of planning permission 16/01399/HYBR**
Location:	**Land Bound By Manchester Road, Hareshill Rd And Pilsworth Road, West Of J19 Of M62, Heywood, , ,**

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

Conditions and Reasons:

30 No development shall take place on any phase of development that is to be accessed off Manchester Road until the details of the associated highway access scheme for that particular phase have been submitted to and approved in writing by the Local Planning Authority. No buildings in that phase of development shall be occupied until the associated access junction has been constructed in accordance with the approved details.

Officer Comment: The submitted plan 'Site Entrance (Manchester Road) General Arrangement Phase 1 & 2 - 784/011/0100/001 Rev A' is approved for the relevant phases identified on the plan. Any future phases of development to be accessed off Manchester Road will require further details submitted against this condition. To comply with the requirements of the condition, the development shall be implemented in accordance with these approved details.

Yours faithfully,

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Signed on behalf of the Council