



Mr Nick Watson
Anwyl Homes Lancashire
Rutherford Point
Eaton Avenue
Chorley
Lancashire
PR7 7NA

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01539/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 34 of Schedule 2 (External Lighting) of planning permission 16/01399/HYBR ,
Location:	Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62, 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:

- 34 Prior to the occupation of any development within any phase, details of all external lighting relevant to that phase shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed, operated and maintained in accordance with the approved details.

Reason: In the interests of amenity and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for road users and future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

OFFICER RESPONSE: The following submitted plans are hereby approved. To comply with the condition, works shall be carried out in accordance with the approved documents:

Proposed Lighting Installation and Design Layout 23535-D-01 Rev E
23535-A-01E - Area Lighting Calc
23535-R-01A - 12A
23535-BSCP-01D
500-E301 S38 Agreement Plan-A1
L2019-S38SL001 - Anwyl Statement

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services