



PLANNING AND DEVELOPMENT

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Miss Lia Jackson
Rochdale Borough Council
Number one riverside
Smith Street
Rochdale
OL16 1XU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00235/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (site access) on planning permission 23/01103/FUL
Location:	Brownhill Learning Community, Sutherland Road, Heywood, Rochdale, OL10 3PY

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 works to the construction of the new site access and drop off areas as shown on the approved plan shall take place until a scheme for the construction of the site access, egress, drop-off and parking areas (hard surfacing materials shall be SUDs compliant) has been submitted to and approved in writing by the Local Planning Authority.

The extension hereby approved shall not be occupied until these works have been completed in accordance with the approved details. Thereafter the drop off area and parking shall be used only for its intended purpose.

Reason: For reasons of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The 'external works drawing' plan (drawing number: C-28, revision: B) is approved. To adhere to the requirements of the condition, the work shall be undertaken in accordance with the approved plan, and the drop-off and parking areas shall be used only for the intended purpose thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services