

Officer Report

Case Reference: OTH/2025/1216
Location: BAMFORD VILLAGE PRECINCT, NORDEN ROAD,
ROCHDALE
Proposal: Submission of details to comply with Condition 4 (Permeable
surfacing cross sections) on planning permission
23/01221/FUL
Recommendation: Approve
Officer: Michael Atkinson-Smith

Recommendation: Approve

Condition(s) (1)

- 4 Prior to the commencement of development, cross-section details of the permeable paving shall be provided on a drawing. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework. Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The details as shown on Drawing No. PC 07/23/78 'Proposed Site & Location Plans' are approved. To comply with the requirements of the condition, the development shall not be carried out other than in accordance with these details.