

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2025/1216

Applicant Dion Tomos Inch 1B Spinnaker Court Chandlers Point, Broadway, Salford Quays M50 2UW	Agent Simon Plowman M10 Maxron House Green Lane, Romiley Stockport SK6 3JQ
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Part I - Particulars of Application

Proposal: Submission of details to comply with Condition 4 (Permeable surfacing cross sections) on planning permission 23/01221/FUL
Location: BAMFORD VILLAGE PRECINCT, NORDEN ROAD, ROCHDALE
Valid On: 4 December 2025

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

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.

Date of Decision: 05/06/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.