



Chris Shiels
12 Brownhills Close
Tottington
Bury
BL8 3LF

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00800/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of detail to comply with condition 3 (materials) of planning permission 21/00058/FUL (Erection of single storey front extension, part upward extension to form second storey and formation of new covered play areas)
Location:	Aunt Marys Nursery, Taylor Street, Heywood, Rochdale, OL10 1EF

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

Conditions and Reasons:

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with details provided within section 7 of the submitted application form unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer's Response: The details provided in, 'Existing and Proposed Elevations LM-01/05, Existing and Proposed Site Plan Location Plan LM-01/06, Proposed Ground and First Floor Plans LM-01/07, Proposed Sections A-A B-B C-C First Floor Detail and Construction Notes' submitted in relation to Condition 3 are not approved.

The materials are not approved as they do not accord with section 7 of the submitted application form planning application reference 21/00058/FUL.

I note the plans are different than the approved plans, if any changed are proposed they will require a new planning application to be submitted.

Please note that Condition 3 relates to materials. Only materials have been considered in this response, other information submitted within this application has not been considered.

Yours faithfully,

Daniela Ripa

Interim Head of Planning Services