



PLANNING AND DEVELOPMENT

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Simon Hill
1 Dale View
Smithy Bridge
Littleborough
OL15 0BP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01129/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (standard time limit), 2 (plans) and 3 (materials) on planning permission 19/00716/HOUS and 22/00961/ANM
Location:	1 Dale View, Littleborough, Rochdale, OL15 0BP

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

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Decision: The condition requires that the development must be begun not later than three years beginning with the date of the permission. The condition does not require any information or details to be submitted to discharge the condition. The condition does not require formal discharging.

- 2 This permission relates to the following plans:-

Site Location Plan ref. 1842-G&T-Z0-00-DR-A-1001
Existing Site Plan ref. 1842-G&T-Z0-00-DR-A-1002
Existing Plans & Elevations ref. 1842-G&T-Z0-00-DR-A-0001 rev. A
Proposed Site Plan ref. 1842-G&T-Z0-00-DR-A-1003
Proposed Plans & Elevations Opt 1. ref. 1842-G&T-Z0-00-DR-A-0003 rev. C

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The condition requires that the development is carried out in accordance with the drawings/details submitted and referenced in the condition. The condition does not require any information or details to be submitted to discharge the condition. The condition does not require formal discharging. Any alterations to the approved drawings/details may require a separate application.

- 3 The development shall be carried out in accordance with the approved external facing material details, as described on plan ref. 1842-G&T-Z0-00-DR-A-0003 rev. A.

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.

Decision: The condition requires that the development is carried out in accordance with the details submitted in the plan referenced in the condition. The condition does not require any information or details to be submitted to discharge the condition. The condition does not require formal discharging. Any alterations to the approved drawings/details may require a separate application.

Yours faithfully,

Melanie Hale
Head of Planning Services