



Ms Silvia Knowles
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Warrington
WA4 1JH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00329/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (shopfront details) on planning permission 22/00416/FUL
Location:	50 Long Street, Middleton, Rochdale, M24 6UQ

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 No works to the shopfront shall take place until full details of the proposed shopfront, including sections at a scale of not less than 1:20 to demonstrate the proposed detailing and finishes, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in 'Entrance Detail 07322' in relation to **Condition 3 are not approved**. This is due to plans being drawn at a scale less than 1:20 and the proposed finishing's should be timber not UPVC or composite.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services