

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve****APPLICATION REFERENCE:** 25/01137/DOC

Applicant R Jones (GR Jones Property Ltd) 8 Hanley Close Middleton Greater Manchester M24 1PE	Agent Mr Ashley Senior (Whitebox Architecture Ltd) Suite 9 25 King Street Knutsford WA16 6DW
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Part I - Particulars of Application

Proposal: Discharge of condition 12 (boundary treatment) of planning permission 22/01223/FUL

Location: Land to the rear of Kenyon Lane, accessed from Rose Street, Kenyon Lane, Middleton M24 2DR

Valid On: 26 November 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)

- 12 Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

Officer Response: Drawing No: 015 Rev C – Boundary Treatments, received by the Local Planning Authority on 4th February 2026, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Date of Decision: 09/02/2026

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.