ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Our ref: 20/01159/DOC
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Date: 18 November 2020

Mr Gareth Reid
MHA Architects
Suite 1b Origin
70 Spring Gardens
Manchester
M2 2BQ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01159/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 12 (boundary treatment) on planning permission 18/01183/FUL**
Location:	**Great Howarth, Smallbridge, Rochdale, OL12 9HG,**

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

Conditions and Reasons:

12 Notwithstanding any detail shown on the approved plans, no above ground works shall take place until full details of the type, siting, design and materials to be used in all boundary treatments and retaining walls, including a scheme for the timing / phasing of those works have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments and retaining walls shall be carried out in accordance with the approved details and the approved timing / phasing.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The boundary treatments shown on drawing nos. 1RD1_MHA_XX_DR_A_5-009 Status A (Proposed Boundary Treatment Details) and 1RD1-MHA-FS-XX-DR-A-01-004 Status A (Proposed Boundary Treatments) are acceptable. Subject to these being installed in accordance with the submitted details, condition 12 is satisfied.

Yours faithfully,

MR Rose

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Signed on behalf of the Council