



PLANNING AND DEVELOPMENT

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Date: 11 April 2025

Miss Lia Jackson
Rochdale Borough Council
Number one riverside
Smith Street
Rochdale
OL16 1XU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00237/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (time limit), 2 (approved plans), 3 (materials to garage) and 4 (max 4 children) on planning permission 24/00557/FUL
Location:	7 Wordsworth Way, Rochdale, Rochdale, OL11 5HZ

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).

Officer Response: The condition is a compliance condition and is not discharged.

- 2 This permission relates to the following:-

Location Plan
Site Plan As Proposed - Drawing No 19 Rev A
Front Elevation As Proposed - Drawing No 07 Rev A
Ground Floor Plan As Proposed Option A - Drawing No 03
First Floor Plan As Proposed - Drawing No 03
Application Form

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

Officer Response: The condition is a compliance condition and is not discharged.

- 3 The proposed materials to the window and the wall of the garage conversion shall match that of the existing building, as stated within the application form hereby approved.

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.

Officer Response: The condition is a compliance condition and is not discharged.

- 4 The care home hereby approved shall not accommodate more than three children at any time.

Reason: In the interest of neighbour amenity and highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The condition is a compliance condition and is not discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services