



**PLANNING AND DEVELOPMENT**

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Mr Nick Watson  
Anwyl Homes Lancashire  
Rutherford Point  
Eaton Avenue  
Chorley  
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PR7 7NA  
England

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                        |                                                                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | <b>22/01336/DOC</b>                                                                                                                                    |
| <b>Application</b>     | <b>Approval of detail reserved by condition</b>                                                                                                        |
| <b>Type:</b>           |                                                                                                                                                        |
| <b>Proposal:</b>       | <b>Submission of details to comply with conditions 1 (approved plans), 2 (materials) and 5 (upwards extension) on planning permission 22/00130/REM</b> |
| <b>Location:</b>       | <b>Land At Manchester Road , South Heywood , Greater Manchester , Rochdale ,</b>                                                                       |

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

**Conditions and Reasons:**

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details prior to the occupation of each dwelling.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Officer Comment: The submitted Materials and Hardstanding Layout (LNP1062-MH-01 Rev D) is hereby approved in so far as it relates to the site specified in this application. In order to comply with the condition all works on this part of the site will be carried out in accordance with the approved document.**

Yours faithfully,

Melanie Hale  
Head of Planning Services