



PLANNING AND DEVELOPMENT

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Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
Cheshire
WA14 1ES

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00930/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (windows doors etc) and 9 (porches) on planning permission 24/00394/VRCON
Location:	Marina Ropes Ltd, Cartridge Ropery, Brunswick Street, Heywood, OL10 1HA,

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 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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

Decision: The submitted details of windows and doors as per the plan "Window and Door Schedule Project Specific" ref.1016-WS-01 is accepted.

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 9 No part of the development shall be occupied until such time as full details for the construction of the porches have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, details shall be largely in accordance with the approved plan "A-DT-001 - Proposed Canopy/Porch Detail" dated 07/08/2023 by Broadway Malyan. The porches shall be constructed in accordance with the approved details prior to the occupation of the relevant unit.

Reason: In the interest of visual amenity and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted

Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted plan "House Entrance Screen Detail" ref. SED01 and the email received 06/11/2025 confirming the colour treatment of metalwork to match doors and windows is accepted. The development shall be carried out in accordance with the approved detail prior to the first occupation of the relevant unit in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services