ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 11 February 2021

Nigel Longshaw
A.J.COCKER ASSOCIATES
New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00029/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 4 (boundary) on planning permission 20/00349/AM**
Location:	**Ryefields , Bury Road, Rochdale, OL11 4AU**

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

Conditions and Reasons:

5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place details of the siting, height, design, materials and finish to be used in the construction of boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before either of the dwellinghouses hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in accordance with the requirements of Unitary Development Plan Policies BE/2 and H/3.

Decision: The proposed boundary details shown on the plan 'W332-001-A - Proposed Site Plan' received on 8th January 2021 are acceptable. The development shall be carried out in accordance with these details to comply with the requirements of the condition.

Yours faithfully,

MR Rose

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Signed on behalf of the Council