



PLANNING AND DEVELOPMENT

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Date: 28 February 2024

Mr Andrew Baxter
Redside Capital Resources
10a Goose Green
Altrincham
WA14 1DW
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01143/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (boundary treatment) on planning permission 22/00523/FUL
Location:	Moss Lodge , Kings Road, Rochdale, Rochdale, OL16 5HW

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

Conditions and Reasons:

- 7 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

Decision: The following drawings/details are acceptable and approved:

- Site Plan as Proposed. Drawing number: NA (-1) 001
- Boundry Treatment 1 as Proposed. Drawing number: NA (90) 011
- Boundry Treatment 2 as Proposed. Drawing number: NA (90) 021
- Boundry Treatment 3 as Proposed. Drawing number: NA (90) 031
- Boundry Treatment 1 as Existing. Drawing number: NA(90) 010
- Boundry Treatment 2 as Existing. Drawing number: NA (90) 020
- Boundry Treatment 3 as Existing. Drawing number: NA (90) 030
- Photographic Boundary Study. Document number: NA_2306

The structures shall be erected in accordance with the approved details and retained thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services