



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

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 22/01540/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 3 (Hard Landscaping Materials) and 4 (Planting Plans) of planning permission 22/00130/REM
Location: Land At Manchester Road East, South Heywood, ,

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 of materials in the application, no above ground works shall take place until, samples and / or full specification of materials to be used as part of the hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, bollards, walls, fencing and gates etc). The development shall be carried out in accordance with the approved details.

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 RESPONSE: The submitted Materials & Hard Surfacing Layout plan (LNP1062-MH-01 Rev E) is hereby approved as far as it relates to Condition 3. To comply with the condition, works shall be carried out in accordance with the approved plan.

- 4 No part of the development hereby approved shall be occupied until a full planting plan/schedule has been submitted to and approved in writing by the local planning authority. The planting works shall be carried out in accordance with an approved scheme for timing / phasing of implementation or within the next planting season following the development hereby permitted being brought into use.

Reason: Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with

policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: The submitted Planting Plans (Sheets 1-5 4051-201-205) are hereby approved. To comply with the condition, works shall be carried out in accordance with the approved plans.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services