

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)****Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2025/1341

|                                                                                                |                                                                                                            |
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| <b>Applicant</b><br>Mr Tim Knight<br>Calf Hey Cottage<br>Calf Hey<br>Littleborough<br>OL15 8HB | <b>Agent</b><br>Miss Andrea Smiljanic<br>Unit 2A, Post Office Street<br>Altrincham<br>Cheshire<br>WA14 1QA |
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**Part I - Particulars of Application**

**Proposal:** Submission of details to comply with conditions 6 (boundary treatments) and 8 (hard landscaping) on planning permission 23/01268/HOUS

**Location:** HIGHER CLEGGSWOOD FARM, HIGHER LAKEWOOD, RAKEWOOD ROAD, LITTLEBOROUGH, OL15 0AZ

**Valid On:** 22 December 2025

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

**Condition(s) (2)**

- 6 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 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

**Decision:** The details of boundary treatments as shown on drawing nos. 0035-MS-XX-XX-DR-L-0019 Rev. P09, 0035-MS-XX-XX-DR-L-0020 Rev. P10, 0035-MS-XX-XX-DR-L-1018 Rev. P03, 0035-MS-XX-XX-DR-L-1021 Rev. P03, 0035-MS-XX-XX-DR-L-1022 Rev. P02, all received 22/12/2025 are

**acceptable. The development shall be erected in accordance with the approved details and retained thereafter.**

- 8 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, and proposals for the surplus soil.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

**Decision: The details of hard landscaping as set out in drawing no. 0035-MS-XX-XX-DR-L-0018 Rev. P12, 0035-MS-XX-XX-DR-L-0019 Rev. P09, 0035-MS-XX-XX-DR-L-1002 Rev. P05, 0035-MS-XX-XX-DR-L-1004 Rev. P04, 0035-MS-XX-XX-DR-L-1005 Rev. P03, 0035-MS-XX-XX-DR-L-1007 Rev. P04, 0035-MS-XX-XX-DR-L-1008 Rev. P04, 0035-MS-XX-XX-DR-L-1009 Rev. P03, 0035-MS-XX-XX-DR-L-1010 Rev. P03, 0035-MS-XX-XX-DR-L-1011 Rev. P03, 0035-MS-XX-XX-DR-L-1012 Rev. P03, 0035-MS-XX-XX-DR-L-1013 Rev. P04, 0035-MS-XX-XX-DR-L-1016 Rev. P02, all received 22/12/2025 are acceptable. The development shall be constructed in accordance with the approved details and retained thereafter.**

Date of Decision: 05/06/2026

Melanie Hale  
Head of Planning

### **IMPORTANT**

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

### **INFORMATIVE:**

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.