



PLANNING AND DEVELOPMENT

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Date: 3 November 2025

Mr Ian Stott
AJ Cocker Associates
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00389/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Knee Rail) and 5 Paving) of planning permission 22/01352/FUL
Location:	Denehurst House, Edenfield Road, Rochdale, OL11 5AU,

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 works to the proposed outdoor café seating area shall take place until full elevational details are provided of any fencing or railings, including details of design, materials, specification, 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 development shall be carried out in accordance with the approved details and retained and / or replaced as approved 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 drawing 'Plan of Proposed Fencing' and 'Photos of Proposed Fence' received 22/10/2025 is acceptable and approved. The development shall be carried out in accordance with the approved detail.

- 5 The outdoor seating area hereby permitted shall be paved using a permeable material, details of which shall first be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details and they shall be implemented prior to first use of the outdoor area.

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 Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Decision: The proposed paving 'Marshalls Conservation X Priora permable paving' shown on 'Condition Discharge Details' received 08/04/2025 is acceptable and approved. The development shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services