



PLANNING AND DEVELOPMENT

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Our ref: 25/00860/DOC

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Mark Herring
Clear Architectural Services
50 Rectory Street
Middleton
Manchester
M24 5TY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 25/00860/DOC

Application Type: Approval of detail reserved by condition

Proposal: Submission of details to comply with condition 3 (stone sample panel), condition 4 (timber bi-fold doors detail and timber casement window details), condition 5 (fascia, soffit and gutter details), condition 6 (conservation roof window), condition 7 (glass link) and condition 8 (well retention) of planning permission 23/00894/LBC

Location: 1 Moorgate East Farm , Broad Lane, Rochdale, OL16 4QL

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 construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The materials as submitted in the following plan(s)/document(s) are approved:

- **Proposed Sections. Conditions Discharge. Drawing number: CM336 CD 02a. Received by email on 11/10/2025.**
- **Supplementary information for an application for approvals of details reserved by condition. Version: 1. Reference number: CM336. Authored by Mark Herring. Dated: 20th October 2025. Received by email on 20/10/2025.**
- **Proposed Layout. Conditions Discharge. Drawing number: CM336 CD 01.**

Only the approved materials shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors, windows, soffits, eaves, verges and ridge have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings at a scale of no less than 1:50, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber or aluminium construction. The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details of the materials as submitted in the following plan(s)/document(s) are approved:

- **Proposed Sections. Conditions Discharge. Drawing number: CM336 CD 02a. Received by email on 11/10/2025.**
- **Proposed Layout. Conditions Discharge. Drawing number: CM336 CD 01.**

Only the approved materials shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 5 Notwithstanding any details hereby approved, no above ground works shall take place until full details of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the rainwater goods shall be of metal construction. Works shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted in the following plan(s)/document(s) are approved:

- **Proposed Sections. Conditions Discharge. Drawing number: CM336 CD 02a. Received by email on 11/10/2025.**

To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

- 6 The rooflights hereby approved shall be of a conservation style set flush to the roof slope.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted in the following plan(s)/document(s) are approved:

- **Proposed Sections. Conditions Discharge. Drawing number: CM336 CD 02a. Received by email on 11/10/2025.**

To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

- 7 No works to the proposed glazed link shall take place until large scale construction details of the proposed glazed link, at a scale of no less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The glazed link shall be installed in accordance with the approved details and retained thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted in the following plan(s)/document(s) are approved:

- **Proposed Sections. Conditions Discharge. Drawing number: CM336 CD 02a. Received by email on 11/10/2025.**
- **Proposed Layout. Conditions Discharge. Drawing number: CM336 CD 01.**
- **Emails received on 10/10/2025 and 11/10/2025.**

To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

- 8 No works to the proposed single-storey rear extension hereby approved shall take place until such time as a detailed scheme to ensure the long-term retention of the well has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

1. Cross-section drawings of the foundation and floor slab build up; and
2. Details of any repairs necessary.

The works shall be carried out in accordance with the duly approved details thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted in the following plan(s)/document(s) are approved:

- **Proposed Sections. Conditions Discharge. Drawing number: CM336 CD 02a. Received by email on 11/10/2025.**
- **Proposed Layout. Conditions Discharge. Drawing number: CM336 CD 01.**
- **Single Storey Rear Extension Foundation/Floor Detail. Drawing number: 25086-001.**

To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services