



PLANNING AND DEVELOPMENT

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Date: 18 November 2025

Mr Wesley Allen
Allen Draughting Services Ltd
23 Weylands Grove
Salford
M6 7WX

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 25/01102/DOC
Proposal: Submission of details to comply with condition 3 (materials) on planning permission 25/00579/HOUS
Location: 3 Durham Walk, Heywood, Rochdale, OL10 3HS

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 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and 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: Details of the following materials have been submitted and considered:

- External Walls: Manchester Brick Specialists Wirecut Smooth Buff Brick.
- Roof Coverings: Lagan Square Top Roof Tile Anthracite 420 x 330mm.
- Dormer Walls: BMI Redland Concrete Plain Roof Tile 77 Charcoal Grey (Coated).
- Dormer Roof: Black rubber EPDM.
- Windows: Grey UPVC Casement Window Left Side Opener/Fixed.
- Soffits and Fascias: Anthracite Grey UPVC.
- Rainwater Goods: Black UPVC.

Subject to the development being constructed in the above materials, the requirements of condition 3 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services