



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Nick.Brookman@Rochdale.Gov.UK
Our ref: 25/00866/DOC
Enquiries to: Nick Brookman
Direct Line: (01706) 925891
Date: 29 October 2025

Mr Richard Moffat
Lambert Smith Hampton
4th Floor
Windmill Green,
24 Mount St,
Manchester
M2 3NN
United Kingdom

Dear Richard,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00866/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials - Crimble Hall), 4 (Materials) and 11 (AIA - Tree Protection) of planning permission 21/00092/FUL
Location:	The Crimble Restaurant, Crimble Lane, Heywood, Rochdale, OL11 4AD

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 or shown on the approved plans listed in Condition 2 of this permission, no development shall take place until full details of the works proposed to Crimble Hall and its attached extensions are submitted to and agreed by the Local Planning Authority. These details shall include:

- o Methodology for demolition of modern extensions and for reinstatement of walls and any other features;
- o Schedule of external repairs and finishes; and,
- o Large scale details of windows and doors, including dormer windows.

Development shall be carried out in accordance with the approved details.

Reason: in order to preserve and enhance features of special architectural and historic interest and to ensure satisfactory appearance, in accordance with Core Strategy Policies P2, P3 and DM1, and the National Planning Policy Framework.

Reason for pre-commencement condition: the suitability of the proposed development relies upon securing heritage benefits to the Non Designated Heritage Asset. It must be demonstrated that these are deliverable.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with.

The wording of the condition will need to be varied in order to be complied with.

- 4 Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-above ground works: the details of all above ground elements of the proposed development must be agreed prior to installation, in order to ensure satisfactory impact on local character.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with.

The wording of the condition will need to be varied in order to be complied with.

- 11 No development shall take place until the proposals for protecting retained trees as described in the Arboricultural Impact Assessment and Method Statement (dated May 2022) have been implemented in full. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during construction and to protect and enhance the appearance and character of the site and locality.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with.

The wording of the condition will need to be varied in order to be complied with.

Yours faithfully,

Melanie Hale
Head of Planning Services