



PLANNING AND DEVELOPMENT

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Date: 14 October 2025

Mr David Driver
TECH:D LTD
10 Beechwood Avenue
Ramsbottom
Bury
Bury
Lancashire
BL0 0BH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00903/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 25/00348/HOUS
Location:	1 Eton Close, Rochdale, OL11 4DT,

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: The materials as identified in the following plans/documents/images are approved:

- **Materials Schedule titled 'Proposed Materials For: Location: 1 Eton Close, Bamford, Rochdale, OL114DT.'**
- **Email dated 19/09/2025.**
- **Proposed Elevations. Drawing number: 25-03 05. Revision: C.**
- **Proposed Elevations. Drawing number: 25-03 06. Revision: B.**
- **Proposed Roof Plan. Drawing number: 25-03 10.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services