



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: 25/00868/DOC
Enquiries to: Nick Brookman
Direct Line: (01706) 925891
Date: 14 October 2025

MR FRANK SMITH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00868/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 5 (Materials) and 6 (Hard and Soft Landscaping) of planning permission 24/00772/FUL
Location:	Land Adj To , Platting Lane, Rochdale, OL11 2JT

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 5 Notwithstanding the details shown on the approved plans, no above ground works (other than site clearance or preparation works) shall take place until such time as samples of materials to be used externally in the construction of the development i.e. red brick and natural slate have first been submitted to and approved in writing by the Local Planning Authority. Samples of these materials shall be made available for inspection on site. In addition, a detailed specification of all other materials to be used including window and door frames, window heads and cills shall also be submitted for approval. 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.

Officer Response: Through consultation with the Council's Urban Design Officer, the materials proposed on the submitted discharge of condition document dated 21st August 2025 V3 are approved. This comprises of:

1. The use of Wienerberger Amberley Red Multi 65mm brick for all facing elevations including the soldier course.
2. The use of the Wienerberger Staffordshire blue brick below DPC.

3. The use of cast stone to window heads and cills.
4. The use of black UPVC double glazed window units.
5. The use of Marley Riven Edgemere Interlocking roof slates.
6. The use of black UPVC fascias and soffits.

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

- 6 Notwithstanding the details shown on the approved plans, no above ground works (other than site clearance or preparation works) shall commence until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works. All proposed replacement planting shall take place on a 2:1 basis.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The GMEU were consulted on the submitted drawing and they have confirmed that it appears to be in line with the Biodiversity Net Gain Assessment. The proposed hard landscape details are also considered to be appropriate materials. Therefore, the proposed hard and soft landscaping details as demonstrated on drawing number 24.3406.9 and titled hard and soft landscaping plan, are approved.

Landscaping works shall be carried out in accordance with the timings set out within the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services