



PLANNING AND DEVELOPMENT

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MR FRANK SMITH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL163BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00254/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Application to discharge conditions 3 (Materials) and 5 (Windows and Doors) of planning permission 22/00157/FUL
Location:	834 Manchester Road, Rochdale, OL11 3AW

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 development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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 National Planning Policy Framework.

Officer Response: The material "Concerv Lime Render" as detailed by the applicant in an email to the Local Planning Authority dated 11 June 2025 is accepted. 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 No works to the windows and doors shall take place until full details of the proposed windows and doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in, 'Aluminium Window Details 21.2578.80' and 'Aluminium Door Details 21.2578.81' in relation to conditon 5 are approved. The windows and doors shall be installed in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services