



PLANNING AND DEVELOPMENT

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Date: 21 January 2025

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00868/DOC
Application	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (tree protection), 5 (tree retention) and 28 (landscaping) on planning permission 23/00431/HYBR
Location:	Castleton Sidings, Heywood Road, Rochdale

Your application for approval of details reserved by condition has been dealt with and the details are set out below. Please be advised that this decision letter solely relates to Condition 3. Conditions 4, 5 and 28 were formally discharged separately on the 7th January 2025.

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application 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. The development shall thereafter 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 JP-S1 and JP-P1 of the adopted Places for Everyone Plan and the NPPF.

Reason for pre-commencement condition: In the interests of visual amenity and in accordance with policies JP-S1 and JP-P1 of the adopted Places for Everyone Plan and the NPPF.

Officer Response: Through consultation with the Urban Design Officer, the following plans are approved:

- **Materials Plan Drawing No A-200 Rev I**
- **Materials Schedule KH003-A-201 Rev F dated 20th January 2025**

Yours faithfully,

Melanie Hale
Head of Planning Services