



PLANNING AND DEVELOPMENT

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Date: 23 May 2024

Mr IAN STOTT
AJ COCKER ASSOCIATES
NEW CENTURY HOUSE
176 DRAKE STREET
ROCHDALE
OL16 1UP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00275/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (roofing slates) and 4 (windows) on planning permission 23/00694/LBC
Location:	The Old Manor , Ogden Lane, Newhey, Milnrow, Rochdale, OL16 3TD

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

Conditions and Reasons:

Condition complied with: recommend for discharge

- 3 Details of the supplier (geographic origin and supplier for replacement stone flags) as well as photographic samples of any needed slates / stone flags to be instated to the roof should be submitted to the local planning authority for approval prior to their instatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

For the avoidance of doubt, the following details have been approved:

- Slates: Reclaimed Welsh slate from Lansdowne slate yard in Chadderton
- Ridge tiles: Traditional clay capped socketed ridge tile laid on mortar bed

Condition complied with: recommend for discharge

- 4 Product specifications and photographs of any replacement windows are required to be submitted to and agreed with the local planning authority prior to their instatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

For the avoidance of doubt, the following details have been approved:

- Windows by Marlin Joinery - material specification and emails dated 24.04.2024 and 23.05.2024

Yours faithfully,

Melanie Hale
Head of Planning Services