



PLANNING AND DEVELOPMENT

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Date: 14 November 2025

Mr Paul Woodcock
Tua Techncl Limited
19 Upton Drive
Timperley
WA14 5QP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 25/00956/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 3 (materials) and 5 (landscaping) on planning permission 20/00681/FUL
Location: 44 Townley Street, Middleton, Rochdale, M24 1AS

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 the details contained within condition 2 of this permission, no above ground works shall take place until full details and/ or samples of materials to be used in the exterior of the industrial units hereby approved are submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Decision: The following materials are approved:

- Ibstock Atlas Red;
- Ibstock Townhouse Blend;
- Envisage Flush Casement Windows (supplied by Dekko Windows) in Black;
- Black Composite External Door and Frame;
- Marley Edgemere Tile with Riven finish;
- Velux Rooflight in slate grey with EDT Flashing Kit;
- Greystone Architectural Drycast Stone in Buff Colour; and,
- Black PVC half round gutters and round downpipes.

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

- 5 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied 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 hard and soft surfaced areas

including materials and method of drainage and a scheme for the timing / phasing of implementation works.

Reason: To ensure that the site is satisfactorily landscaped and to ensure suitable treatment of surface water and in accordance with policies P2,P3, G8 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of hard and soft landscaping as shown on the plan ref. TT96(PL)002-R0 dated Sept 2025 by Tua Technical Limited is accepted.

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