



PLANNING AND DEVELOPMENT

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Rochdale
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00877/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 3 (materials) and 4 (landscaping scene) on planning permission 23/01256/FUL
Location:	Land Adjacent To 962 Edenfield Road, Norden, Rochdale, OL12 7TN

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 above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings including but not limited to doors, windows, cladding, headers, cills, brick bond and brick detailings) 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. For the avoidance of doubt, the submitted details should also include the composition and source of replacement masonry and roof materials and mortar specification. The 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 and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials provided on “Proposed Front and Rear Elevation drawing no. 10 Rev. J” and “Proposed Front and Side Elevations drawing no. 11 Rev. I”, both received 09/09/2024 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 Prior to commencement and notwithstanding the details shown on the approved plans, no development hereby approved shall commence until full details of a suitable landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include, but are not limited to, boundary treatments inclusive of the retaining wall, the formation of any vegetation to be

planted along with planting plans, maintenance plans and schedules (including planting size, species and numbers/densities) and any fences or gates within or around the site.

(a) 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

(b) 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.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in the interest of visual and residential amenity in accordance with Policies P3, DM1 G6 and G7 of the adopted Rochdale Core Strategy, Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: Residential amenity must be balanced therefore the assessment needs to be carried out prior to any development taking place to assess the acceptability of the development of surrounding residents.

Decision: The submitted details as indicated on “Proposed Landscape Scheme drawing no. 18 Rev. G” received 31/01/2025, “Proposed Site Sections drawing no. 19 Rev. A” received 31/01/2025, and “Proposed Gate Post Details drawing no. 20” received 11/03/2025 are acceptable. The landscaping works shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services