



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Anna.Hayes@Rochdale.Gov.UK
Our ref: 24/00871/DOC
Enquiries to: Anna Hayes
Direct Line: (01706) 925895
Date: 30 October 2024

Mr Richard Fletcher
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00871/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (material samples) on planning permission 24/00306/FUL
Location:	Land Off Damson Green/Baytree Lane, Middleton , M24 2UL

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

Conditions and Reasons:

- 1 Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings have first been submitted to and approved in writing by the Local Planning Authority. 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 in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: The submitted materials schedule (Drawing R0893 revision A - External materials schedule dated Sept 2024 received 4 October 2024) is acceptable. Condition 7 is discharged in full if carried out in accordance with the approved submitted details.

Yours faithfully,

Melanie Hale
Head of Planning Services