



PLANNING AND DEVELOPMENT

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Our ref: 25/00590/DOC
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MARTIN ASHWORTH
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OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00590/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials Specification) and 4 (Windows Specification) of planning permission 24/00886/HOUS
Location:	Hollands Farm , Rooley Moor Road, Rochdale, OL12 6BN

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 specifications of the natural stone to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, origin, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials as set out in the proposed materials specification (James Campbell Associate, Ref. 24.3388, dated 10th June 2025)' is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 4 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows and external doors, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and the protection of heritage, in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of windows and doors as set out in the drawing entitled 'Horizon Fixed Frame' (Express Bi-folding Doors) and pictures on Page 15 of the brochure entitled Sliding Doors (Express Bi-Folding Doors) are 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