



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 24/00224/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 30 April 2024

Mr Joe Flanagan
ID Planning
9
York Place
LEEDS
LS1 2DS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00224/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 23/01054/FUL
Location:	24 Middleton Gardens, Middleton, Rochdale, M24 4DF

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 external construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) 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. 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 DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on drawing ref. 1369WP-SL Rev. 2 (Existing and Proposed Site Plan) are approved. For the avoidance of doubt, this decision does not relate to any materials or installations associated with the display of advertisements.

Yours faithfully,

Melanie Hale
Head of Planning Services