



PLANNING AND DEVELOPMENT

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Mr Callum Crow
WSP
8 First Street
Manchester
M15 4RP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00796/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of detail to comply with conditions 11 (Materials) and 19 (Construction and Levels Details, Method Statements and Adoption Standards for the Service Road) of planning permission 22/01190/FUL
Location:	Land South Of Cowm Top Lane, Castleton , Rochdale,

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

Conditions and Reasons:

- 11 No above ground works shall take place until samples and / or full specification of materials to be used externally on all buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall be in general accordance with those specified on the approved Materials Plans under Condition 2 and include the type, colour and texture of the materials. The development shall thereafter 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 Places for Everyone Plan Policy JP-P1 and Core Strategy Policies P1, P3 and DM1, and the NPPF.

Decision: The details of materials set out within the following documents is accepted:

Materials Sheet for Character Area 1 (received 09/09/2025)
Materials Sheet for Character Area 2 (received 09/09/2025)
Materials Sheet for Character Area 3 (received 09/09/2025)

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

- 19 No works to construct the service road from Cowm Top Lane and emergency access road from Trows Lane (including vegetation clearance and groundworks) shall take place until construction and levels details, method statements (including programme of works) and adoption standards for the construction of those accesses have been submitted to and approved in writing by the local planning authority. No dwelling shall

be occupied until the accesses have been constructed in accordance with the approved details.

Reason: In the interests of highway safety and functionality and the general amenity of the area, in accordance with Places for Everyone Plan Policies JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

Decision: The details set out on the following plans/documents is accepted:

- Engineering Layout Sheet 1 (ref: H8544-BAH-XX-XX-DR-CE-300001-P08)
- Engineering Layout Sheet 2 (ref: H8544-BAH-XX-XX-DR-CE-300002-P09)
- Preliminary Programme Ph1 Enabling Works
- General Arrangement (ref: SCP-241098-0000-002-Rev C)
- General Arrangement (Minor S278 Works) (re: SCP-241098-0000-100 – Rev A)
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- Adoption Plan (ref: SCP-241098-0100-001) – Rev A)
- Site Clearance (ref: SCP-241098-0200-001 – Rev A)
- Drainage Layout (ref: SCP-241098-0500-001 – Rev B)
- Catchment Plan (ref: SCP-241098-0500-002 – Rev A)
- Surface Finishes (ref: SCP-241098-0700-001 – Rev A)
- Kerbing Arrangement (ref: SCP-241098-1100-001 – Rev A)
- Signing and Lining Layout (ref: SCP-241098-1200-001 – Rev B)
- Standard Details (ref: SCP-24098-400-01 – B)

A further submission shall be required to provide details of the emergency access in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services