



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Aimee.Bovaird@Rochdale.Gov.UK
Our ref: 25/00583/DOC
Enquiries to: Aimee Bovaird
Direct Line: (01706) 924307
Date: 7 October 2025

Mr Shayan Zarepour
19 Caspian road
Manchester
M9 7JB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00583/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Materials) of planning permission APP/P4225/W/23/3333169 (22/01559/FUL)
Location:	887/887A Manchester Road, Rochdale, OL11 2ST

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 No development above floor slab level shall take place until details and samples of all proposed external facing materials, to include a method statement for the removal of the render, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples/method statement.

Officers Response: The details submitted in, '887/997A Manchester Road, Rochdale Ref HC-25253 dated 07.05.25', 'Rear Extension Building Specification' and 'Rear Extension Proposed Foundation and Ground Floor Plan and Details HC-25253-(60)-001' in relation to condition 3 are approved. Development shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services