

**External Material Specification:
October 2025**

Conversion of existing 2 storey commercial building to 12 residential apartments comprising of 1 and 2 bedrooms with associated works, landscaping and parking.

**(Unicorn House, Cheetham Street, Middleton M24 6EN)
Planning Application Number: 24/01037/FUL**

1 Introduction/ statement

This statement has been prepared for the discharge of **Conditions 4 and 5** for the planning application **24/01037/FUL** referring to the External Material Specification for the Conversion of existing 2 storey commercial building to 12 residential apartments comprising of 1 and 2 bedrooms with associated works, landscaping and parking at **Unicorn House, Cheetham Street, Middleton M24 6EN**.

Condition 4, Decision Notice for 24/01037/FUL

Notwithstanding any details shown on the approved plans, no above ground works (other than internal works or site clearance) shall take place until full details of the alignment, height and appearance of all boundary treatments (including but not limited to vehicular and pedestrian access gates, fences, railings and walls) to be erected to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. All boundary treatments shall thereafter be retained in accordance with the approved details at all times.

Condition 5, Decision Notice for 24/01037/FUL

Notwithstanding any details shown on the approved plans, no above ground works (other than internal works or site clearance) shall take place until full details of the colour, form and texture of all hard landscaping (ground surfacing materials) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

2 Permeable paving

The proposed permeable parking paving is a Permeable Top mix.

Please visit the manufacturer's site for the technical data: https://maxrete.co.uk/pages/permeable-base-mix?srltid=AfmBOoqt2l5CFh-ajce1Fh_o5hjOfo3tYvacvX1BAMihPBZcxa3rMYVk



3 Tarmac

The proposed paving material for the parking is tarmac or similar.

Please visit the manufacturer's site for the technical data sheet: https://brisks.co.uk/products/patching-tarmac?srsId=AfmBOooHDwqUw_WEYqy0acVL7nwaRFIIQjvlgMbhmMoLUUitu8_VVmD#



4 Kerb

The proposed kerbs are British standard kerbs or similar.

Please visit the manufacturer's site for the technical data sheet: <https://www.holcim.co.uk/products/commercial-landscaping/kerbs/british-standard>



5 Metal fencing

The proposed fencing is black metal fencing, 2.1m high, or similar.

Please visit the manufacturer's site for the technical data sheet: <https://www.jacksons-security.co.uk/vertical-bar-railings/barbican-imperial-fencing>

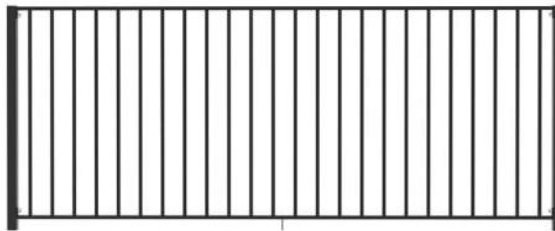


6 Metal Gate

The proposed gate is a black automatic tracked metal sliding gate, 2.1m high, or similar.

Please visit the manufacturer's site for the technical data sheet: <https://firstfence.co.uk/2-0m-high-envi-rail-flat-top>

[railing?uk=true&gad_source=1&gad_campaignid=21920010176&gbraid=0AAAAADq6HnsJDyNIR4MAg_zkFS0Lcw2vh&gclid=CjwKCAjw0sfHBhB6EiwAQtv5qcPnl_YhjkbzEk1bjulxSleKLA1xJV7eml-Glszz12v-LI770rjBoCdNMQAvD_BwE](https://firstfence.co.uk/2-0m-high-envi-rail-flat-top)



7 Ramp and railing

The proposed ramp is a concrete ramp with a black metal railing or similar.

Please visit the manufacturer's site for the technical data sheet: <https://www.decksgo.com/deck-railing-photo-13.html>

