

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: 23/01335/DOC
Enquiries to: Aimee Bovaird
Direct Line: (01706) 924307
Date: 16th February 2024

Alan Chorlton
Chorlton Planning Ltd
61
Nudger Green
Dobcross
OL3 5AW

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01335/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 17/00886/FUL
Location:	Highfield House, Manchester Road, Heywood, OL10 2AN,

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 development shall take place until samples or full details of all materials to be used on the external surfaces of the extension (including those used in the construction of any windows and doors) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: The following details submitted in relation to condition 3 are hereby approved:

- Discharge of Condition Statement (A:2096, December 2023)
- Glazed Link Details (HH03/1223/PL01), submitted [22/12/2023]
- Reclaimed 75mm Red Imperial Facing Brick, submitted [15/02/2023]

The development shall be carried out in accordance with the approved plans.

Yours faithfully,

Melanie Hale
Head of Planning Services