



PLANNING AND DEVELOPMENT

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Nigel Longshaw
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New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01161/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 24/00699/FUL
Location:	Burnedge House , Broad Lane, Rochdale, Rochdale, OL16 4QL

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 above ground 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 use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage, and in accordance with the requirements of Core Strategy Policies DM1, P2 and P3, policy JP-P2 of the adopted Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

Decision: The materials as set out in the material schedule titled 'proposed materials to be used for construction of replacement detached storage building at Burnedge House, Broad Lane, Rochdale, planning ref;_24/00699/FUL' are approved. Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services