ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 2 September 2020

Nigel Longshaw
A.J.COCKER ASSOCIATES
New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01064/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 3 of planning permission 17/00582/FUL**
Location:	**Land Adjacent To 7 Falinge Fold, 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:

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 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. For the avoidance of doubt this shall include natural stone and slate for the dwelling. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to the adjacent listed building in accordance with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

Materials have previously been approved under applications 20/00352/DOC and 20/00785/DOC. The current application proposes an alteration to the approved facing stone which is now proposed as Rustic faced natural stone sourced from Marshalls Mono Limited, Fletcher Bank Quarries at Ramsbottom.

This alternate facing stone is considered acceptable and this element of the condition is considered to be satisfied. All other external building materials shall be in accordance with those approved under application 20/00352/DOC and 20/00785/DOC and the development shall be carried out in accordance with the approved materials to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council