



David Whalley
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01095/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 15 (materials) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 15 Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings, 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials as set out in the 'Materials Schedule' and received by email on 25/10/2023 are approved. The development shall be carried out in accordance with the approved material details in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services