



Mr Amjed Mahmood
369 Shawclough Road
Rochdale
OL12 7HL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01415/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials - boundary wall) of planning permission 21/01646/HOUS
Location:	369 Shawclough Road, Rochdale, OL12 7HL,

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 boundary treatments 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 a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted information and photographs of the materials to be used on the boundary treatment is unacceptable and is insufficient to discharge the requirements of the above condition. The condition is therefore not discharged.

Conclusion:

The submitted photograph of the concrete brick does not satisfy the requirements of the condition stated above. The condition will therefore need to be discharged in a subsequent application.

The proposed material should be natural stone of varying sizes and sympathetic to the adjacent Listed Buildings on Harridge Street. The stone, coping and join should match that of existing boundary treatment on Harridge Street. Details of the mortar or join of the stone should be submitted, and details of coping to atop the stone must also be submitted to the Council.

It is noted the retrospective works on the site, and the Council reserve the right to take expedient enforcement action should a breach of permission occur.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services