ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 14 August 2019

Ms Sonja Swift
Smith and Love Planning Consultants Ltd
Rational House
32 Winckley Square
Preston
PR1 3JJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**18/01413/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 7 on planning permission 17/00891/FUL**
Location:	**Land Adjacent To , The Ladybarn, Harbour Lane, Milnrow, OL16 4HF**

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

Conditions and Reasons:

7 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 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.

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.

The following materials have been submitted for consideration

- Bricks (above damp proof course) - Ibstock - New Cavendish Stock with natural mortar
- Bricks (below dampe proof course) - Ibstock - Staffordshire Slate Blue Smooth with grey black mortar
- Weatherboard Cladding - Marley Eternit - Cedral Click, C08 Sand Yellow, smooth finish
- Render - Permarock, Permarend with textured finish. Colour - Grey
- Roof tiles - Marley Eternit - Concrete interlocking single lap roof tiles. Marley Modern - Smooth Grey
- Ground floor doors and cafe glazing - Aluminium frames polyester powder coated. Colour - RAL 7016
- Windows - UPVC tilt and turn windows. Colour - RAL 7016
- Sheet cladding - 3mm thick polyester powder coated aluminium sheet cladding. Colour - RAL 7016
- Rainwater goods - UPVC gutter and downpipes. Colour - Black

The submitted materials are acceptable. Subject to the development being constructed in accordance with the submitted materials, condition 7 is formally discharged.

Yours faithfully,



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Signed on behalf of the Council