



PLANNING AND DEVELOPMENT

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AIDEN PHILLIPS-WHALLEY
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Rochdale
OL16 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00351/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 23/01078/FUL
Location:	147 Adjacent, Yorkshire Street, Rochdale, Rochdale, OL12 0DR

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 specifications of materials to be used externally on the boundary treatment 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 P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response:

The submitted covering letter dated 10 March 2024 Reference '21.2753' detailing the proposed '24" high Ball Top Metal Fencing' railing and 'Aged Stock Vandersanden WF50 Safora 50MM' brick, is acceptable. The development shall be carried out in accordance with the hereby approved materials.

Yours faithfully,

Melanie Hale
Head of Planning Services