

Planning Department
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Sir/Madam,

Re: Application for approval of details reserved by condition no. 8 of planning permission reference. 22/00466/FUL at land off Whitworth Road and Grassmere Street, Rochdale

Planning permission was granted at the above site on 21st March 2024 for the erection of 3 blocks (1 no. single storey and 2 no. two storey) of 14 no. 1 bedroom apartments (Use Class C3) including associated landscaping. On behalf of the Applicant (Cornerstone Place) we are seeking to discharge condition no. 8 of planning permission ref. 22/00466/FUL.

Condition 8 *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 and 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 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

Condition no. 8 was originally partially discharged on 8th August 2024 (application ref. 24/00594/DOC) in relation to external materials of the approved buildings. As part of this submission, the approved documents included the colour of the render (Baumit W1200 StarWhite). As part of this submission, we are seeking to substitute this colour for Baumit W1202 CottonWhite, which can be viewed on the following link: [Discover the Baumit color W1202 CottonWhite | Baumit.com](#). None of the other approved details will be amended as part of the submission.

In addition to the above, the condition was fully discharged (application ref. 24/00874/DOC) on 8th November 2024 following the submission of details relating to the boundary treatments, however this did not include the brick details of the proposed masonry walls. Subsequently, and following discussions with the Council, the proposed brick will comprise a soft, light grey with subtle variance provided by a multi brick and cast stone elements, as detailed overleaf:



I trust that the information submitted is acceptable in order to fully discharge condition no. 8 of planning permission reference. 22/00466/FUL.

If you require any additional information, please do not hesitate to contact me.

Yours sincerely,

L. Hickin

Laurie Hickin MRTPI
Senior Planner