

Our Ref: 04B813157/RS/LS

Your Ref: PP-12041277

24 March 2023

Ryan Grant
Rochdale Borough Council,
Economy and Environment,
Planning Service,
Rochdale
OL16 1XU

Dear Ryan

**LAND OFF PHASE 6, HARESHILL ROAD, SOUTH HEYWOOD – APPROVAL OF DETAILS
RESERVED BY CONDITION 2, 3 AND 4, IN RELATION TO FULL PLANNING PERMISSION
20/01524/REM.**

On behalf of our client Russell Homes (UK) Ltd ('the Applicant'), please find enclosed an application to discharge Condition 2 (External Materials), 3 (Sample of Materials) and 4 (Fire Access), attached to planning permission 20/01524/REM, which was granted on 27 May 2022. The planning application has permitted the following development:

"Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 61 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR."

This discharge of conditions application relates to Condition 2, 3 and 4.

Condition 2 (External Materials)

"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 building(s) 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. The 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 information has been submitted to discharge Condition 2:

- Boundary Treatment and Materials Layout, prepared by mpsl Planning & Design, ref: 19105, 03, AD rev H.
- External Materials schedule prepared by Russel Homes.

In addition, the proposed samples and materials we're reviewed and approved on site, in-situ with the Head of Planning at Rochdale Borough Council, on the 22 April 2022. The development will be a single brick and single roof tile throughout. The following materials are proposed:

- External Wall - Micklemarsh sterling Grey with a standard mortar
- Roof Covering – Northstone causeway slate Grey
- Windows- PVC u profile – colour – Ral 7024
- Doors – Black
- Garage doors – vertical ribbed black
- Fascia and Gutters - Black

Condition 3 (Sample of Materials)

"Notwithstanding any description of materials in the application, prior to their use in any above ground works, samples and / or full specification of materials to be used as part of the hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, bollards, walls, fencing and gates etc). The 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 information has been submitted to discharge Condition 3:

- External Materials schedule prepared by Russel Homes.

In addition, all drives / private drives are proposed to be black macadam, and plot footpaths and patio areas will be Marshall Urbex Rivendale.

Condition 4 (Fire Access)

"No above ground construction works shall take place until details providing for fire services access or suitable alternative mitigation measures are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure suitable arrangements for fire and rescue services for residents of the new development in accordance policy P3 of the adopted Rochdale Core Strategy."

The following information has been submitted to discharge Condition 4:

- Fire Safety Engineering Technical Note prepared by AM Pyro Consulting, dated 17 February 2023.

Fee

The relevant planning application fee of £148.20 service charge has been paid via BACs online at the Planning Portal website (PP-12041277). We trust that the above and enclosed is all in order and the condition application can be validated and progressed. Please feel free to give me a call if you require any further details.

Yours Sincerely,



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For and on behalf of Avison Young (UK) Limited