

Conditions Statement

Application for Approval of Details Reserved by Conditions 3, 4, 9, 11, 12, 16, 14 & 17 of Planning Permission 23/00820/FUL

Land Between 473 & 475 Oldham Road, Rochdale

1.0 Introduction

1.1 This statement has been prepared to accompany an application for the approval of details reserved by condition in relation to planning permission 23/00820/FUL relating to the erection of two commercial units (Class E) including associated access, plant area, car/cycle parking and landscaping at land between 473 & 475 Oldham Road, Rochdale.

1.2 The application seeks the formal discharge of the following conditions imposed on the planning approval:

- Condition 3 (Materials)
- Condition 4 (Hard Landscaping)
- Condition 5 (External Lighting)
- Condition 9 (Boundary Treatments)
- Condition 11 (Window & Door Details)
- Condition 12 (Architectural Detailing)
- Condition 14 (Service Management Plan)
- Condition 16 (Highway Works)
- Condition 17 (Cycle Parking)

2.0 Condition 3 (Materials)

- 2.1 Condition 3 requires details of the materials to be used externally on the building to be submitted and agreed in writing. The proposed materials are shown on the submitted Proposed Elevations drawings and the materials palette is as follows:

Element	Material
Main Brickwork	65mm Michelmersh Hedley Red Smooth
Vertical Brickwork Feature & Shopfront Surround Contrasting Braickwork	Ibstock Holbrook Black
Dentil Course	Ibstock Chesterton Smooth Red and Corbel Brick Classic Buff Waterstruck
Rear of Building	Vertical Profile Metal Cladding Narrow Profile Finish Mid Grey (RAL 7016)
Roof	Profile Metal Roof – Goosewing Grey (RAL 7038)

3.0 Condition 4 (Hard Landscaping)

- 3.1 Condition 4 requires full details of hard landscaping works to be submitted and agreed, which are detailed on the submitted Proposed Site Plan (1630 101P Rev Z), with the hard surfacing comprising of tarmac and saxon buff paving to the car parking and accessible pedestrianised areas within the site. The service yard will be surfaced in concrete with areas of loose gravel to the side of the unit.

4.0 Condition 5 (External Lighting)

- 4.1 Condition 5 requires full details of any external lighting to be agreed prior to installation and the relevant details are shown on the submitted Lighting Layout drawing.

5.0 Condition 9 (Boundary Treatments)

- 5.1 Condition 9 requires details of all boundary treatments to be submitted and agreed, which are fully illustrated on the submitted Proposed Site Plan (1630 101P Rev Z).

6.0 Condition 11 (Window & Door Details)

6.1 Condition 11 confirms that no part of the development shall be occupied until details of the windows and doors have been submitted and agreed. The relevant details are shown on the following submitted drawings:

- Proposed Elevations Sheet 1 of 2 (1630_LOR-XX-00-DR-A-2000 Rev C06)
- Proposed Elevations Sheet 2 of 2 (1630_LOR-XX-00-DR-A-2001 Rev C05)
- Proposed Section Details 3 (1630_LOR-XX-00-DR-A-3004 Rev C03)
- Proposed Curtain Walling Details (1630_LOR-XX-00-DR-A-5000 Rev C05)

7.0 Condition 12 (Architectural Detailing)

7.1 Condition 12 requires details of the architectural detailing to the front and side elevations of the approved plans to be submitted and approved in writing. The relevant details are shown on the following submitted drawings:

- Proposed Elevations Sheet 1 of 2 (1630_LOR-XX-00-DR-A-2000 Rev C06)
- Proposed Section Detail A (1630_LOR-XX-00-DR-A-3006 Rev P03)

8.0 Condition 14 (Service Management Plan)

8.1 Condition 14 requires a Service Management Plan to be submitted and agreed prior to the approved development being occupied and the submission is accompanied by a Delivery & Servicing Plan prepared by Strykeslip to address the requirements of the condition.

9.0 Condition 16 (Highway Works)

9.1 Condition 16 requires the submission of details of highway works to be submitted and agreed and the submitted Proposed Site Plan (1630 101P Rev Z) shows the highway works

to be carried out to the site access and the reinstatement of the footway to the front of Unit B that will be subject to a separate S.278 Agreement.

10.0 Condition 17 (Cycle Parking)

- 10.1 Condition 17 requires details of cycle parking facilities to be submitted and agreed prior to the approved building being occupied. The submitted Proposed Site Plan (1630 101P Rev Z) shows 3 No. Sheffield-style cycle stands to be provided within the car parking area.