ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 19/00106/DOC
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Date: 29 July 2019

Mark Hubbard
Equilibrium Architects Ltd
435-437 Walmersley Road
Bury
BL9 5EU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/00106/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 (materials), 8 (bin store/amenity space enclosures) and 9 (hard-surfacing and boundary treatment) of planning permission 18/00394/FUL**
Location:	**Ristorante Del Lago, 43 Lake Bank, Littleborough, OL15 0DQ,**

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

Conditions and Reasons:

4 Notwithstanding any description of materials in the application, or on the approved drawings, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building, including stonework windows, doors, rainwater goods, soil and vent pipes and extraction units 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.

OFFICER COMMENT: The details supplied are acceptable and the condition is part-discharged as it is noted that a planning application will be submitted for the extraction units at a later date:
- Welsh slate walling pillared face (email dated 17 June 2019)
- Ashlar stone walling (sample panel viewed on site)
- Natural stone walling (sample panel viewed on site)
- Travertine (rainbow) panels (email dated 27 July 2019)
- Soil and vent pipe (email dated 27 July 2019)
- Glazed balustrade (email dated 27 July 2019)
- Window and door details (email description dated 31 Jan 2019)
The development shall be carried out in accordance with the approved details.

8 No above ground construction works shall take place until the boundary treatments for the proposed bin stores and enclosed amenity space as shown on the proposed site plan (drg.no. 3292.04 D) shall be submitted to and approved in writing by the Local Planning Authority. The bin stores and amenity space shall be laid out in complete accordance with the approved details prior

to first use of the building hereby approved.

Reason: In the interests of neighbour and visual amenity in accordance with policies DM1 and P2 of the Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER COMMENT: The details supplied are acceptable:
- 1800 mm high close boarded sw fence and gates
To comply with the condition the bin stores and amenity space shall be laid out in complete accordance with the approved details prior to first use of the building hereby approved.

9 No above ground construction works shall take place until full details of the hard surfacing forward of the front (south east) elevation, and boundary treatment between the approved building and no.47 Lake Bank have been submitted to and approved in writing by the Local Planning Authority. The hard-surfacing and boundary treatment shall be laid out in complete accordance with the approved details prior to first use of the building hereby approved.

Reason: In the interests of visual amenity in accordance with policies DM1 and P2 of the Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER COMMENT: The details supplied are acceptable:
- existing close board fencing (email dated 30 Jan 2019)
- Kandla Grey Indian stone paving (email dated 27 July 2019)
To comply with the condition the hard-surfacing (to front elevation) and boundary treatment (adj. 47 Lake Bank) shall be laid out in complete accordance with the approved details prior to first use of the building hereby approved.

Yours faithfully,



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Signed on behalf of the Council