



PLANNING AND DEVELOPMENT

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Date: 8 July 2024

Mr Ahmad Turkmani
ATA Design
10 Hastings Gardens
Stockport
SK5 8BF

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00068/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials), 4 (Boundary Treatments) and 6 (Drainage) of planning permission 21/00409/FUL (Erection of one dwelling)
Location:	Land Opposite 11-15 New Street, Littleborough, OL15 8LX, ,

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 buildings 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 Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The following materials have been submitted:

- Roofing material - Sandtoft Rivius Slate Clay Tiles - The document has a note on it saying that additional information regarding the proposed colour is required, however this has not been submitted. Nonetheless, the images provided appear to show the colour "antique slate". This material, in the colour "antique slate" is acceptable. If any other colour is proposed, additional submission and written approval from the Local Planning Authority shall be required.
- Windows and rear patio doors - UPVC casements in grey. Again there is a note stating that details of the proposed RAL colour or a detailed specification is required but this has not been submitted. Nonetheless, the product you have provided appear to be the Crystal Left Hand Side Hung with Fixed Light Grey uPVC Casement Clear Double Glazed Window from www.doorsuperstore.co.uk. Subject to the windows are doors being installed in this colour, the details are considered to be acceptable.

Front Door - JN Kind Tigris 5 panel composite door in grey. This is acceptable. Please note, the photograph submitted identified a grey door but the description (copied from a website) indicates white. Based on previous verbal confirmation that the door would be grey it is on this basis that the decision has been made. Please confirm, in writing, if any other colour is sought.

Walling materials - Marshall Cromwell Split Face Walling Weathered 440x100x140mm. This material is acceptable.

Subject to use of the above materials, and the details specified above, the requirements of condition 3 are satisfied.

- 4 Full details of any boundary treatments, including siting, heights, design and materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The boundary treatments shall be installed in accordance with the approved details and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Boundary Treatment Plan - Drawing no. PP82-4/23, dated 17/01/23, Prepared by ATA Design has been submitted.

The scale, layout and materials of the proposed boundary treatment is considered to be acceptable. This includes;

- 0.845m front boundary brick boundary wall - material Ibstock pre-war common 73mm brick
- 1.8m high timber fence and concrete posts to side and rear elevations
- Guero Black Metal gate to front boundary
- Galvanised, dual swing metal gate (2.438m wide & 1.2m high) painted black.

Subject to the development being constructed in accordance with the submitted details, the requirement of condition 4 are satisfied.

- 6 No development shall take place until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
- (ii) Results from permeability testing in accordance with BRE365 for designing roof and hard-paved area drainage for the development.
- (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (iv) Construction details for permeable paving.

The approved scheme shall be fully implemented prior to first occupation of the dwelling hereby approved and be retained as such thereafter.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

The following plans have been submitted with the application;
Proposed drainage plan.
Boundary treatment plan - Drawing no. PP82-4/23, dated 17/01/23, Prepared by ATA Design
Drainage Strategy and SuDS - Prepared by Hydrotec and Engineering Consultants, dated October 2023
Permeable paving details - Piora Permeable Block Paving in red, manufactured by Marshalls

The submitted details are acceptable and subject to construction of the drainage infrastructure in full accordance with these details the requirements of condition 6 are satisfied. Please note, in construction of the development the permeable paving shall be constructed in full accordance with the sub-base construction details provided by Marshalls and the infrastructure detailed in the Hydrotec report shall be fully installed and retained as detailed.

Yours faithfully,

Melanie Hale
Head of Planning Services