



PLANNING AND DEVELOPMENT

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Date: 11 July 2024

Mrs Joanne Brough
Paddington Planning
7
Aspen Grove
Paddington
Warrington
WA1 3ET

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00357/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 23/00482/FUL
Location:	Garages on land to the rear of 110 Dale Street, Milnrow, Rochdale, OL16 4HX

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 building 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 Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The following materials are approved:

- Sandtoft New Rivius Left Hand Verge Antique Slates (details provided by email on 19/06/2024)
- Black soffits, facias and barge boards (as identified in the Kestrel brochure emailed on 12/06/2024)
- Black rainwater goods
- Black roller shutter doors (as identified in the garagedoorsonlie.co.uk brochure emailed on 12/06/2024)
- Black composite pedestrian doors
- Walls finished in Limestone Antique White colour (as identified in the K Rend brochure emailed on 12/06/2024)

Yours faithfully,

Melanie Hale
Head of Planning Services