ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 19/00176/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 12 April 2019

Mr Ian Taylor
Castle Hill Farm
Castle Hill Road
Heywood
BL9 6UL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/00176/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 2 (Materials) and 3 (Floor Levels) of planning permission 18/00659/FUL**
Location:	**Castle Hill Farm, Castle Hill Road, Heywood, BL9 6UL,**

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

Conditions and Reasons:

2 Notwithstanding any description of materials in the application no works to construct the building hereby approved shall take place until samples and / or full specification of materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the stone roofing material. 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.

Decision: The proposed grey concrete panels to 2.0m are acceptable. The development shall be carried out in accordance with this material to comply with the requirements of the condition.

The following materials in the indicated colour are unacceptable and are not approved:
- Cladco PVC Plastisol Coated State Blue BS10A05 (Walls to eaves and apex)
- Cladco PVC Plastisol Coated Slate Blue BS10A05 (Roof)

A further application will need to be submitted for the cladding and roofing material in a suitable agreed colour to ensure compliance with the condition requirements.

3 Construction of the building hereby approved shall not take place until finished floor levels for the proposed building relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: Insufficient information has been provided within the application, specifically on Drawing No. RS18-1612-S5397-01, to demonstrate the finished floor level of the proposed building relative to an agreed off-site datum point. A further application will need to be submitted including the required details to ensure compliance with the condition requirements.

Yours faithfully,



.....
Signed on behalf of the Council