

From: Aimee Bovaird
Sent: 05 July 2023 13:42:49
To: 'craigw@studiokma.co.uk'
Cc:
Subject: 23/00480/DOC
Attachments: 23-00480.pdf

Afternoon,

Please find attached my response.

Regards,
Aimee Bovaird

Aimee Bovaird
Planning Officer
Planning & Development



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Mr. Craig Welsh
Studio KMA
Clarence Arcade
Stamford Street
Ashton-under-Lyne
OL6 7PT
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00480/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 11 (materials) on planning permission 21/00265/FUL
Location:	408 Land To Rear Of 408 Oldham Road, Middleton, M24 2FA

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

Conditions and Reasons:

- 11 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: The details of materials submitted on 'Alnwick Blend', 'Calderstone Claret', 'House Type A', 'House Type B' and 'House Type C' dated 10/05/2023 in relation to **Condition 11 are not approved**. The materials are not approved as they will not provide a satisfactory appearance.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services