ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Our ref: 20/01358/DOC
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Date: 22 December 2020

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01358/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (drainage) and 4 (materials) on planning permission 19/01358/FUL**
Location:	**Land at Higher Birtle, Junction at Birtle Road / Scotland Road Lane**

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 No development shall commence on site until full details of the means of surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and retained in perpetuity.

Decision: The proposed drainage scheme as detailed on the following plans and documents is approved:

- Proposed Stables Plan, revised 16.12.20 by Rae Connell Associates (Building Design & Planning Consultants).
- Planning Statement amended 16th Dec 2020 by Hartley Planning and Development Associates Ltd

The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

4 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.

Decision: The proposed external materials comprising stained dark brown horizontal timber boarding and olive green '32/1000 Box Profile 0.5 Thick PVC Plasticol Coated Roof Sheet' are approved. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council