



Endaf Roberts
Civitas Planning Ltd
c/o Bradshaws 2 Well House Barns
Chester Road, Bretton
Chester
CH4 0DH

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01327/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 21/01658/FUL
Location:	Street Record , Un Named Garages Site And Access Road Rear Of 13 25 Hillside Drive, Middleton, Rochdale, M24 2LS

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 specification of materials to be used externally on the building(s) 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 DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials included on the submitted materials schedule received 14/10/2022 is accepted. Only the approved materials shall be used in the construction of the development in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services