



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00152/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (window and door spec), 5 (dormer spec), 6 (balcony spec) and 19 (habitat enhancements) on planning permission 21/01083/FUL
Location:	The Smithybridge , Smithy Bridge Road, Littleborough, Rochdale, OL15 0DY

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 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.

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.

The materials listed below are approved. Subject to use of these approved materials, the requirements of condition 3 are satisfied.

Main Facing Brick - Type - Ridings Gold Antique by Michelmersh. Colour - Red antique, multi-tonal. Texture -tough, extruded wirecut
Contrast Facing Brick - Type - Hadley Red Smooth by Michelmersh. Colour - Red. Texture - smooth, extruded wire cut
Aluminium cladding and copings - Type - 35029 Anodite by Synta Pulvin. Colour - 545 Bronze. Texture - Flat, Metallic, 3-5% Matt
Roof tiles - Type - Etex Cedral Rivendale fibre cement. Colour - Cromleigh Graphite. Texture - Flat, smooth
Window Frames - Type - uPVC frames. Colour - RAL 7016 (anthracite) to external frame, white to internal frame.
Fascias and soffits - Type - uPVC. Colour RAL 7016 (anthracite).
Rainwater goods - Type - uPVC. Colour RAL 9005 (black).

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Drawing nos. 21 Revision P01 and 22 Revision 22 details the window and door elevations sections. Materials are specified in the material specification and as approved under condition 3.

The submitted details are acceptable and subject to construction in accordance with these details, the requirements of condition 4 are satisfied.

- 5 No above ground works shall take place until details of the appearance, materials, profile and method of opening of the proposed dormer windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Drawing no. 23 P01 details the elevation and section for the dormer windows. Materials, including that of the frames and cladding are approved under condition 3.

Subject to construction in accordance with drawing no. 23 P01, the requirements of condition 5 are satisfied.

- 6 No above ground works shall take place until full details of the balconies have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include a scaled cross section detailing the depth of the balconies and the position of the balustrade and full specification of the balustrade including its scale, design and materials. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Drawing no. 24 revision P01 provide elevation and section details for the balconies. Materials specification for the balustrade is detailed as galvanised steel painted in RAL 7016.

For the avoidance of doubt, the aluminium capping shall be as shown in the schedule of materials and as approved under condition 3, i.e. 5029 Anodite by Synta Pulvin. Colour - 545 Bronze. Texture - Flat, Metallic, 3-5% Matt.

Subject to construction in accordance with drawing no. 24 revision P01 and the details approved under condition 3, the requirements of condition 5 are satisfied.

- 19 No above ground construction works shall take place until a scheme for habitat enhancements for the site that includes the installation of bat and bird boxes on the approved building has been submitted to and approved in writing by the Local Planning Authority. The enhancements shall be fully implemented prior to first occupation of the development and be retained thereafter.

Reason: In order to achieve appropriate biodiversity enhancements as part of the development in accordance with the requirements of Core Strategy policies G6 and G7 and the National Planning Policy Framework.

Drawing no. 02 - Ecological Proposals identifies the provision of Woodstone Estell House Sparrow Nest Boxes and Beaumaris Woodstone Bat Boxes. Subject to their installation in accordance with this drawing and prior to first occupation, the requirements of condition 19 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services