



Mrs Kate Limbert
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LS1 2AL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01567/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 11 (materials) and 12 (windows doors and reveals) on planning permission 22/00571/PSID
Location:	Kingsway Park High School , Turf Hill Road, Rochdale, Rochdale, OL16 4XA

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 necessary for each phase of the development (as set out in the approved CEMP) shall take place until samples and/or a 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, and where brickwork is proposed, details of the bonding pattern. 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 Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials as set out on the submitted plan "SRP1020-AHR-05-ZZ-DR-A-06401 rev.P12" dated 21/04/2022 is accepted.

The development shall be carried out only in accordance with the approved details to comply with the requirements of the condition. This decision relates to only part of the approved development and a further submission will be required to provide details of materials pertaining to different phases of development.

- 12 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of windows and external doors as set out on the following plans are accepted:

- o SRP1020-AHR-05-ZZ-DR-A-06401 rev.P12 Elevations with material and window specifications**
- o Windows Specification - SOLEAL FY65**
- o SRP1020-AHR-05-GF-DR-A-21404 Detail - External Door Jamb**
- o SRP1020-AHR-05-GF-DR-A-31300 - Ground Floor - External Door Schedule**

- o SRP1020-AHR-05-GF-DR-A-32303 Door Ironmongery - Ground Floor**
- o SRP1020-AHR-05-ZZ-DR-A-21410 Detail - Plan - Window Jamb**

The development shall be carried out only in accordance with the approved details to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services