



Mr David Hamer
Bradshaw Gass and Hope LLP
Bradshaw Gass and Hope LLP
21 Silverwell Street
Bolton
BL1 1PR
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01398/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (materials) on planning permission 22/00850/FUL
Location:	Greater Manchester Fire Service , Whitelees Road, Littleborough, Rochdale, OL15 8DU

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

Conditions and Reasons:

- 7 Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, 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 National Planning Policy Framework.

The following documents have been submitted:

- An external materials schedule (prepared by Bradshaw Gass & Hope LLP, dated 18.10.2022)
- Proposed Elevations - Drawing no. 1978.37.402 Rev T1
- Balustrade Details - Drawing no. 1978.37.603 Rev T1
- Window Schedule - Drawing no. 1978.37.703 Rev T1

The Local Planning Authority have the following comments.

- Facing brick - A sample panel is required so that this can be compared with the existing brickwork and to see if the match is acceptable.
- Windows - The proposed details for aluminium windows are acceptable.
- Doors - The proposed details for aluminium doors are acceptable.

- Rainwater goods - The proposed details are acceptable.
- Parapet copings - The proposed details are acceptable.
- Balustrading - The proposed details are acceptable.
- Louvres - The proposed details are acceptable.

Further to the above, additional information regarding the facing brick is required. However, the detail regarding all other materials is considered to be acceptable. Condition 7 is partially discharged.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services