



Campbell Driver Partnership
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00885/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Materials) of planning permission 20/01553/FUL (Extension and refurbishment of existing Chapel and construction of new waiting area and associated canopy and external works)
Location:	Rochdale Crematorium, Rochdale Cemetery, Bury Road, Rochdale, OL11 4DG,

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 works shall take place until samples and/or detailed specification of materials to be used on the extension and new building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, details are required of the; external walls, roofing, windows and doors, eaves, soffits and fascia's and rainwater goods. Such details shall include the type, colour and texture of the materials. The development shall be constructed in accordance with the approved materials and retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Unitary Development Plan Policies BE/2 and H/3.

Officer Response: The submitted Fletcher Bank sandstone is a carboniferous millstone grit from the local area, and the use of the material on the proposed extension is approved. The works shall be carried out in accordance with the hereby approved materials and those approved under application reference 20/01553/FUL.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services