ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 19/00493/DOC
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Date: 1 August 2019

Mr Simon McGrath
757 Heywood Old Road
Middleton
OL10 2QH

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00493/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3, 4 and 5 of planning permission 18/01107/HOUS**
Location:	**757 Heywood Old Road, Middleton, OL10 2QH,**

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 a full product specification including elevation and cross sectional drawings of the proposed windows, doors and roof lights 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 the interests of visual amenity and heritage value in accordance with policies DM1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on the submitted materials schedule and in supporting documents received on 30.04.19, comprising matt anthracite grey slimline heritage style double glazed window frames and matt anthracite grey flat aluminium sky light, are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of the proposed aluminum frame and rainwater goods 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 the interests of visual amenity and heritage value in accordance with policies DM1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on the submitted materials schedule and in supporting

documents received on 30.04.19, comprising matt anthracite grey slimline heritage style double glazed window and door frames, internal box gutter lined with Code 4 lead and 70mm black plastic downpipe to match the existing, are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

5 Notwithstanding any description of materials in the application no above ground construction works shall take place until a specification of material and sample of the roofing slate has been provided on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and heritage value in accordance with policies DM1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed blue welsh roofing tiles to match the existing roof, as viewed on site, are aceptable. The development shall be carried out in accordance with this material sample to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council