



PLANNING AND DEVELOPMENT

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Date: 15 October 2024

Mr Ayodele Osanyinlusi
Rochdale Metropolitan Borough Council
Number 1
Riverside
Rochdale
OL16 1XU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00816/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 16 (material sample) on planning permission 21/00941/FUL
Location:	Land At Junction Of West Starkey Street And Bamford Road, Heywood OL10 4TW, ,

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

Conditions and Reasons:

- 16 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 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 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.

Officer Response: Drawing No: P-02 Rev B - Proposed Elevations and Drawing No: F-07 Rev A - Roof Plan, received by the Local Planning 21st August 2024 have been reviewed and are considered acceptable. This is with the exception that the Merlin Grey Kingspan Quadcore wall panels be replaced with New Anthracite Kingspan Quadcore wall panels as specified in the email dated 1st October 2024. The approved materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services