



Mr Ben Gavaghan
DLA Architecture Limited
No 55 St Pauls Street
Leeds
LS1 2TE
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00696/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (materials) on planning permission 22/01200/FUL
Location:	Kingsway Business Park Rochdale - Plot J2 bordering John Milne Avenue and James Kearns Avenue.

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 no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the rear elevations of the approved 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.

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.

Decision: The details of materials as set out in the following plans are accepted:

- KPJ-DLA-J1-XX-DR-A-20002 REV P02 - UNIT J1 ROOF PLANKPJ-DLA-J1-XX-DR-A-20010 REV P03 - UNIT J1 ELEVATIONS AND SECTION
- KPJ-DLA-J2-XX-DR-A-20002 REV P04 - UNIT J2 ROOF PLAN
- KPJ-DLA-J2-XX-DR-A-20010 REV P05 - UNIT J2 ELEVATIONS AND SECTION

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

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services