

Mr Tom Schofield
Smith & Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01375/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 9 (Windows and Door Reveals) of planning permission 22/01441/PSID (Erection of 6 storey extension to create additional teaching facility including alterations to existing car park, associated landscaping and PV (Photovoltaic) panels at roof level)
Location:	Rochdale Sixth Form College, College Road, Rochdale, OL12 6HY

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

Conditions and Reasons:

- 9 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted drawings and documentation:

‘Window and Door Type Schedule 1_Planning - 3940-ABW-ZZ-XX-DR-A-9100 Revision P1’

‘Window and Door Type Schedule 2_Planning - 3940-ABW-ZZ-XX-DR-A-9101 Revision P1’

‘Detailed Elevations - South West - 3940-ABW-ZZ-ZZ-DR-A-2828 Revision P1’

‘Detailed Elevations – North - 3940-ABW-ZZ-ZZ-DR-A-2827 Revision P1’

‘Detailed Elevations - North East - 3940-ABW-ZZ-ZZ-DR-A-2826 – Revision P1’

‘Rochdale Sixth Form College - External Materials – Planning – October 2023’

All prepared by ABW Architects Ltd, are approved. The development shall be carried out in accordance with the hereby approved drawings and details.

Yours faithfully,

Melanie Hale
Head of Planning Services