



PLANNING AND DEVELOPMENT

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Date: 20 December 2024

Miss Jessica Hughes
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4 Jordan Street
Manchester
M12 6EL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01098/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 11 (materials) and 12 (boundary treatment) of planning permission 23/01382/FUL,
Location:	Land Opposite Harwood Primary School, Hornby Street, Heywood.

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

Conditions and Reasons:

- 11 Notwithstanding any description in the application, no above ground works shall take place until a schedule of all the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include but not limited to, sample bricks and panels, details of window surrounds (including thickness), PV panels, paint colours for doors and canopies. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: Drawing No: DC-01 (Rev P02) - External Materials, received by the Local Planning Authority on 12th December 2024 has been reviewed and is considered acceptable subject to a further details of a proposed colour range of the doors being submitted to, and approved in writing by, the Local Planning Authority once a door manufacturer has been confirmed.

- 12 No above ground works shall commence until details of the proposed boundary treatments to all boundaries has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include design, height, materials and any additional measures/specifications.

Reason: To safeguard the amenities of the adjoin neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

Reason for pre-commencement condition: Boundary treatment will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer Response: Drawing No: 4641 Rev P03 - Boundary Treatment Details and Drawing No: 4020 Rev P03 - Proposed Site Plan, received by the Local Planning Authority on 7th November 2024 and Drawing No: DC-01 (Rev P02) - External Materials, received by the Local Planning Authority on 12th December 2024 (not including the door colours) have been reviewed and are considered acceptable. The boundary treatment 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