



Mr Kelly
Solid Void
16 Woolfenden Way
Wardle
ROCHDALE
OL12 9SS
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00001/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Materials) and 4 (Arboricultural Method Statement & Tree Protection) of planning permission 22/00350/HOUS
Location:	10 Green Mount Drive, Heywood, OL10 2LZ

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 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.

Details of the following materials have been submitted and have been considered.

The materials are as follows:

Main facing brick: Terca Weathered Sandblast. This material is acceptable.
Shou Sugi Ban Timber Cladding. This material is acceptable.
Cedar Timber Cladding. This material is acceptable.
Marley Ludlow Major Interlocking Concrete Roof Tile (Antique Briwn). This material is acceptable.
Aluminium Rainscreen Cladding (Protues Anthracite Grey Pre-coated system). This material is acceptable.

Subject to the development being constructed in the above materials, the requirements of condition 3 are satisfied.

- 4 No development shall take place until a Method Statement has been submitted to and approved in writing by the Local Planning Authority, detailing the measures to be employed to avoid harm to retained trees during works. The development shall thereafter be carried out in full accordance with the approved method statement.

Reason: To mitigate harm to any retained trees and protect the visual amenity of the area in compliance with policy G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: A Method Statement will need to be approved prior to work being carried out on site.

The following document has been submitted:

Arboricultural Method Statement. Ref no. 11133. Revision 1.

Subject to the development being constructed in accordance with this statement, the requirements of condition 4 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services