



Mr David Whalley
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00542/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 15 (materials) on planning permission 21/01146/FUL
Location:	Former Axo Nobel Site, Off Hollingworth Road, Littleborough.

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

Conditions and Reasons:

- 15 Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: It is considered that insufficient information has been provided to discharge this condition. I have listed the areas of concern below:

No details have been provided for a number of the external elements to be used in the construction of the development. These include:

- **Doors**
- **Canopy**
- **Opening surrounds**
- **Stone/brick detailing – Banding**
- **Garage doors**
- **Dormers**
- **Roof windows**

- Rainwater goods, soffits, fascias, etc.
- Balcony
- Meter boxes.

Further to the above, the details of the following materials provided are considered to be insufficient. These are:

- **Marshalls Rundle Buff** –To make a full assessment, we will require a sample of the proposed brick and mortar.
- **Sandtoft Dark Grey Thin Leading Edge Calderdale tiles** – To make a full assessment, please include the detailed specifications of the proposed tiles within the materials schedule document.
- **Natural Stone - Grey Buff Sandstone** – The use of natural stone is considered to be acceptable. However to make a full assessment, please include detailed specification in the materials schedule document. If a sample can be provided, this would also be helpful to make an assessment of the use of the proposed stone.
- **Natural slate roof tiles** – The use of natural slate is considered to be acceptable. However to make a full assessment, please provide detailed specification of proposed slates in the materials schedule document.
- **Render** – To make a full assessment, please provide detailed specification of the proposed render and include in the materials schedule document.
- **Windows** – Insufficient information has been provided to make a full assessment. It is unclear what tone of grey is being proposed. Please provide detailed specifications of the proposed windows within the materials schedule document.

Acceptable material details as requested above will be required to fully discharge condition 15.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services