



Mr Alec Drake
WSP
8 First Street
Manchester
M15 4GU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00652/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 19 (materials) on planning permission 22/00830/VRCON
Location:	Birchenley Manor Equestrian Centre , Wildhouse Lane, Milnrow, Rochdale, OL16 3TW

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

Conditions and Reasons:

- 19 No later than the time period specified below, and notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, samples and/or full specification of materials to be used externally on the buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include, but not be limited to the following elements:

- External Walls - Render - Detailed product specification and sample panel to be provided and agreed (prior to above ground works)
- External Walls - Brick or stone - Detailed product specification, including finish, and sample panel (complete with pointing) to be provided and agreed (prior to above ground works)
- Roof - Slate - Detailed product specification and sample panel to be provided and agreed (prior to roof construction)
- Chimney Cowl - Detailed product specification including finish to be provided and agreed (prior to roof construction)

Each dwelling shall be carried out in accordance with the approved details prior to the first occupation of that dwelling and they shall be retained / replaced as approved thereafter.

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.

Officer response:

The details contained within the External Finishes Schedule Rev A are approved. For the avoidance of doubt, the approved render shall have a textured finish, not smooth. The development shall be carried out in accordance with the approved details.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services