



PLANNING AND DEVELOPMENT

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Date: 10 February 2025

Mr Rhys Bradshaw
DLP Planning Ltd
18 Regent Place
Rugby
CV21 2PN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01233/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 8 (material samples) of planning permission 22/00466/FUL
Location:	Land Off Whitworth Road And Grasmere Street, Rochdale,

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

Conditions and Reasons:

- 8 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 buildings and the boundary treatments 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.

OFFICER RESPONSE: The covering letter from dlp planning, Ref: LH/RB/LAN5059/3, Date: 12th December 2024, received by the Local Planning Authority on 17th December 2024, has been reviewed and is considered acceptable.

Condition 8 was partially discharged under application ref: 24/00594/DOC on 8th August 2024 which dealt with the external materials of the proposed dwellings. As part of this current submission, the colour of the render is being changed from Baunit W1200 StarWhite to Baunit W1202 CottonWhite.

Condition 8 was discharged on 8th November 2024 (application ref: 24/00874/DOC) which dealt with all other materials other than the brick details for the proposed masonry wall which are now proposed as part of this current submission to be soft white grey with a subtle variance.

Subject to the approved details in 24/00594/DOC, 24/00874/DOC and 24/01233/DOC being implemented in complete accordance with the approved details, the requirements of the condition will have been complied with.

Yours faithfully,

Melanie Hale
Head of Planning Services