



Mr Ashfaq Khan
182a Belfield road
Rochdale
OL16 2XT
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00219/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials) and 4 (Windows) of planning permission 22/00777/FUL
Location:	91A Yorkshire Street, Rochdale, OL16 1DW,

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 external 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. For the avoidance of doubt, this shall also include details of the mortar used. 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.

Officer Response: The following documents have been reviewed and are considered acceptable:

Details of proposed gate, including photograph of proposed gate
Confirmation of no cleaning of brickwork or works to the existing mortar
Details of bin store being 60mm deep x 3500mm wide x 1000mm high
Received by email to the Local Planning Authority on 27th April 2023

Floor Plan of bin store, received by the Local Planning Authority on 27th April 2023

The approved materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 4 Details of the windows to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows are installed in the development. Such

details shall indicate the reveal depth and surround detailing, and material of proposed windows together with any finished treatment. The windows shall be installed in accordance with the approved details and thereafter so maintained.

Reason: 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 National Planning Policy Framework.

Officer Response: The following documents have been reviewed and are considered acceptable:

**Aluminium windows will be fitted to the front and rear elevations
Received by email to the Local Planning Authority on 27th April 2023**

Windows 3 and 4, Windows 1 and 2, Window 6, Window 5 and Window 7 details

**Elevations showing window locations
Received by the Local Planning Authority on 8th May 2023**

The approved materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services