



Mrs Larna Smith
Avison Young
11 York Street
Manchester
M2 2AW
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00313/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 2 (materials), 3 (landscaping) and 4 (fire mitigation) on planning permission 20/01524/REM
Location:	Land In The Northern Part Of The South Heywood Masterplan Scheme, Located On Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62,

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

Conditions and Reasons:

- 2 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. The 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 details of materials provided:

- Micklemarsh sterling grey with a standard mortar
- Northstone Causeway Grey Rooftile
- External door Bowater Elm in Black
- Garage Door Steel Profile colour Black
- Marshall Urbex Riven Natural 450*450*38 External Paving
- Fascia and Gutters - Black
- Shared Driveways in White Chippings
- Tarmac
- GRP to Dormer windows, colour RAL 7024

as shown on Boundary Treatment and Materials Layout Drawing No 03 Rev M, the submitted External Materials Material Schedule as prepared by Russell Homes, and details as sent from the agent, via email to the case officer dated 26/04/2023 at 15:39 'RE: 23/00313/DOC - Russell Homes - South Heywood J19' are approved. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

- 3 Notwithstanding any description of materials in the application, prior to their use in any above ground works, samples and / or full specification of materials to be used as part of the hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, bollards, walls, fencing and gates etc). The 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 submitted Landscaping Plan recieved by the Council 15th May 2023 titled 'BOUNDARY TREATMENT AND MATERIALS LAYOUT' Dwg 03 Rev M prepared by MPSL Planning&Design for Russell Homes, is approved. To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with the approved Landscaping Plan without the prior written permission of the Local Planning Authority.

- 4 No above ground construction works shall take place until details providing for fire services access or suitable alternative mitigation measures are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure suitable arrangements for fire and rescue services for residents of the new development in accordance policy P3 of the adopted Rochdale Core Strategy.

Officer Response:

The submitted 'Review of Fire Mitigation Proposals - South Heywood (Phase 6) is approved. To comply with the requirements of the condition, the approved fire mitigation measures should be adhered to, and development shall not be carried out otherwise than in accordance with the approved Fire Mitigation Proposals without the prior written permission of the Local Planning Authority.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services