



PLANNING AND DEVELOPMENT

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Mrs Caroline Tamworth
Caroline Tamworth Planning
39 Lee Street
Uppermill
Oldham
OL3 6AE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00356/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (materials) on planning permission 21/01390/FUL
Location:	116-118 , Drake Street, Rochdale, Rochdale, OL16 1QA

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

Conditions and Reasons:

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications 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, such details shall include the type, colour and texture of the materials to be used externally on the building. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following details of materials are accepted:

- Forticrete Rectangular Heads and Stooled Cills in 'Cotswold'
- Sobrano Brazilian Natural Slate in Dark Grey
- K-Lime based render in Ivory (to the original building only)
- K-Rend in Ivory (to the new-build part only)
- Old Weatherfield Blend 73mm Brick
- Callerton Weathered Blend 73mm Brick
- Harthill Red Brick
- Woodland Mixture Brick

Only the approved materials shall be used in the construction of the development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services