



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: ryan.killeen@rochdale.gov.uk
Our ref: 24/00728/DOC
Enquiries to: Ryan Killeen
Direct Line: (01706) 925964
Date: 15 August 2024

Mrs Kate Limbert
Avison Young
6th Floor
1 City Square
Leeds
LS1 2AL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00728/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 11 (materials) on planning permission 22/00571/PSID
Location:	Kingsway Park High School , Turf Hill Road, Rochdale, Rochdale, OL16 4XA

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

Conditions and Reasons:

- 11 Notwithstanding any description of materials in the application, no above ground construction necessary for each phase of the development (as set out in the approved CEMP) shall take place until samples and/or a full specification of materials to be used externally on the buildings 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, and where brickwork is proposed, details of the bonding pattern. 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 Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials as set out on the following plans is accepted in relation to the phase of development for which the details relate:

- o SRP1020-AHR-01-ZZ-DR-A-06400_Elevations_P09
- o SRP1020-AHR-02-ZZ-DR-A-06400_Building Elevations_P09
- o SRP1020-AHR-ZZ-XX-DR-A-08400_Existing and Proposed Elevations from Turf Hill Rd._P09

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

further submission will be required to provide details of materials relating to any other phase of development.

Yours faithfully,

Melanie Hale
Head of Planning Services