



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Kingsway Business Park Rochdale - Plot J2 bordering John Milne Avenue and James Kearns Avenue.

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Smith

Company Name

Wilson Bowden Developments Limited

Address

Address line 1

Forest Business Park

Address line 2

Cartwright Way

Address line 3

Town/City

Bardon Hill

County

Country

United Kingdom

Postcode

LE67 1UB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works

Reference number

22/01200/FUL

Date of decision (date must be pre-application submission)

01/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 7 - External materials to rear elevation

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

KPJ-DLA-J1-XX-DR-A-20002 Rev P02 Unit J1 Roof Plan
KPJ-DLA-J1-XX-DR-A-20010 Rev P03 Unit J1 Elevations and Section
KPJ-DLA-J2-XX-DR-A-20002 Rev P04 Unit J2 Roof Plan
KPJ-DLA-J2-XX-DR-A-20010 Rev P05 Unit J2 Elevations and Section

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

J2 Condition 7 External Materials Meeting

Date (must be pre-application submission)

07/06/2023

Details of the pre-application advice received

Four alternative elevational treatments were presented as below:

Option 1:

Retained the horizontal Silver trapezoidal cladding whilst introducing lighter Goosewing Grey half round cladding (in lieu of Merlin Grey) and a Jade Green trapezoidal contrasting vertical band (in lieu of Sargasso Blue).

Option 2:

Retained the horizontal Silver trapezoidal cladding whilst introducing Jade Green half round cladding (in lieu of Merlin Grey) and a lighter Goosewing Grey trapezoidal contrasting vertical band (in lieu of Sargasso Blue).

Option 3:

Retained the horizontal Silver trapezoidal cladding whilst introducing lighter Goosewing Grey half round cladding (in lieu of Merlin Grey) and a lighter Ice Blue trapezoidal contrasting vertical band (in lieu of Sargasso Blue).

Option 4:

Changed the whole palette of materials to varying shades of green by introducing horizontal Jade Green trapezoidal cladding (in lieu of Silver), Juniper Green half round cladding (in lieu of Merlin Grey) and Heritage Green trapezoidal contrasting vertical band (in lieu of Sargasso Blue).

Upon review, the introduction of green cladding creates a jarring contrast with the skyline and it was agreed that far from blending the buildings into the background, the proposed amendment actually had the adverse effect. The green contrast clearly outlined the building form and highlighted the top of parapet whilst also becoming more prominent when the structure planting was not in leaf. The preferred option was therefore to lighten the existing palette. Lightening of the existing palette would maintain the existing neutral aesthetics, blend the elevations with the existing wider business park and reduce the prominence of the built form when viewed from Lower Lane. Following a carefully considered and detailed review of the revised elevations and photomontages (showing the buildings accurately positioned insitu to the neighbouring properties), it was agreed Option 3 would be the preferred design solution.

To keep the buildings in line with the wider business park 'feel', key elevations and the prominent corners were considered from Lower Lane. It was agreed the corner of the Western Elevation, the full Northern Elevation and corner of the Eastern Elevation to Unit J2 would be treated with the revised proposals. The remainder of the elevations are to remain as per the original scheme. In order to discharge Condition 7 in full, it was agreed the elevation drawings for both Units J1 and J2 were to be submitted for determination.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

DLA Architecture

Date

28/06/2023