



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00703/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 23/01282/FUL
Location:	Lfd Warehouse , Crawford Street, Rochdale, Rochdale, OL16 5RS

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 and the requirements of condition 2 of this permission, 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. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Decision: The materials as listed in the materials schedule titled 'PCUK - 1 Crawford Street (Materials Schedule Planning)' (Ref: PCUK-071) are approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services