

Officer Report

Case Reference: OTH/2026/0481
Location: LAND AT SUTHERLAND ROAD (NORTH OF OUR LADY AND ST PAUL'S RC PRIMARY SCHOOL), , AND LAND AT JUNCTION OF LENNOX WALK AND ARGYLE STREET, , HEYWOOD, , OL10 3PD
Proposal: Submission of details to comply with conditions 5 (external materials), 6 (boundary treatments), 7 (hard landscaping) and 8 (retaining wall) on planning permission PL/2026/1293
Recommendation: Approve
Officer: Nick Brookman

Condition(s) (4)

- 5 No above ground works shall take place until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and all elevation materials (including brick and brick detailing).

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 and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The material details shown on the materials tracker provided by email on Tuesday 8th September 2026 are approved. For the avoidance of doubt the following materials are approved:

1. External main facing brick - Mottram Multi
2. Brickwork below DPC - Blue engineering brick
3. Window colour - RAL 7038 Agate Grey
4. Doors - RAL 9005 Black
5. Roof - Marley Edgemere Tile
6. Rainwater goods - Black PVC
7. Fascias and Soffits - White PVC

To comply with the requirements of this condition, the development shall not be carried out otherwise than in accordance with these details.

- 6 No above ground works shall take place until full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

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 to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The boundary treatment details in the following plans are approved:

1. **Boundary Treatment Plan Site 01 Drawing No 203 Rev E**
2. **Boundary Treatment Plan Site 02 Drawing No 204 Rev B**

The boundary treatments shall be installed in accordance with the approved details to comply with the condition.

- 7 No above ground works shall take place until details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

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 and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The following plans are approved:

1. **Proposed Site Plan - Site 01 Drawing no 205 Rev F**
2. **Proposed Site Plan - Site 02 Drawing no 206 Rev E**

For the avoidance of any doubt, the approved materials are those listed in the materials tracker provided by email on Tuesday 8th September 2026.

All hard landscaping and ground surfacing works shall be carried out and installed in accordance with the approved details and be retained thereafter.

- 8 No above ground works shall take place until full details of the proposed retaining wall (including elevation appearance and specification details) to the rear of plots 11-15 (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed and thereafter retained in all respects before the first occupation of all plots 11, 12, 13, 14 and 15.

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 and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The details in the following plans and drawings are approved:

1. **Secura Gran Retaining Wall - colour heather.**
2. **Tobermore Retaining Wall Design Plan 11039-01.1 Rev P0**
3. **Tobermore Retaining Wall Design Plan 11039-01.2 Rev P0**
4. **Tobermore Retaining Wall Design Plan 11039-01.3 Rev P0**
5. **Tobermore Retaining Wall Design Plan 11039-01.4 Rev P0**
6. **Tobermore Retaining Wall Design Plan 11039-02.1 Rev P0**
7. **Tobermore Retaining Wall Design Plan 11039-02.2 Rev P0**
8. **Tobermore Retaining Wall Design Plan 11039-02.3 Rev P0**
9. **Tobermore Retaining Wall Design Plan 11039-02.4 Rev P0**

The retaining wall details shall be installed in accordance with the approved details and prior to first occupation of plots 11-15 in order to comply with the requirements of the condition.