

Condition 3

External Materials

Schedule



Formal Discharge Request

Planning Application: 71758

Site: Land at Side of 31–33 Victoria Court, Tottington, Bury

Applicant: Mrs A Delaney

Agent: Equilibrium Architects Ltd

Date: 03 February 2026

FAO: Planning Department Bury Council Town Hall Knowsley Street Bury BL9 0SW

Re: Discharge of Condition 3 – External Materials

Dear Sir/Madam,

On behalf of **JN Building Contractors Ltd**, I hereby submit the required information to discharge **Condition 3 (External Materials)** attached to planning approval **71758** for the above development.

Condition 3 requires the submission of full details of all external facing materials prior to commencement of above ground works. Please find below the confirmed materials schedule, supported by the approved drawings **BREG01C, BREG02C and BREG03B (Jan 2026)**.

Walls

- **Facing brick:** 65mm clay facing brick, Ibstock Aston Weathered Red
<https://www.ibstock.co.uk/product/bricks/A0121A>
- **Mortar:** Light grey sand/cement
- **Detailing:** Soldier course above windows; projecting brickwork to front elevation

Roof

- **Main roof:** Breedon Flat Concrete Roof Tile, Anthracite Grey
<https://www.breedongroup.com/products/products-gb/roofing-products/roof-tiles>
- **Flat roof:** EPDM single-ply system, mid-grey, BBA-certified
- **Ridge:** Ventilated dry ridge system

Windows & Doors

- **Windows:** uPVC, Anthracite Grey external / White internal
- **Glazing:** Low-E double glazing, U-value 1.2 W/m²K
- **Front door:** Composite, Anthracite Grey
- **Rear door:** uPVC/Composite, Anthracite Grey
- **Rooflights:** Velux MK04, triple glazed

Rainwater Goods <https://www.gap.uk.com/order-online/gutters-and-downpipes>

- **Material:** uPVC
- **Colour:** Black
- **Profile:** Deepflow gutters, round downpipes

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Soffits & Fascias <https://www.gap.uk.com/order-online/fascias-and-soffits>

- **Material:** uPVC
- **Colour:** Black
- **Profile:** Square edge fascia, vented soffit

Boundary Treatments

- **Fencing:** Close-board timber, 1.8m, pressure-treated brown

Hard Surfaces

- **Driveway:** Permeable block paving, charcoal
- **Paths/Patio:** Light grey concrete or porcelain slabs

Mechanical Plant

- **ASHP:** Factory-coated grey, side elevation (as shown on BREG02C)

Ecological Enhancements

- **Swift bricks:** Ibstock Eco-Swift, installed min. 5m above ground level
- **Bat boxes:** Schwegler 2F, installed 3–5m on retained trees

Statement of Compliance

All materials will be installed exactly as specified above and as shown on the approved drawings. No substitutions will be made without prior written approval from the Local Planning Authority.

We trust the enclosed information is sufficient to allow Condition 3 to be formally discharged. Should any further clarification be required, please do not hesitate to contact us.