



**PLANNING AND DEVELOPMENT**

Melanie Hale  
Head of Planning Services

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

Telephone: 0300 303 8873  
Email: [majid.mir@rochdale.gov.uk](mailto:majid.mir@rochdale.gov.uk)  
Our ref: 24/00655/DOC  
Enquiries to: Majid Mir  
Direct Line: 01706 924337  
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Paul Clark  
CJ Partnership  
Blue Pit Mill  
Queensway  
Castleton  
Rochdale  
OL11 2PG

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>24/00655/DOC</b>                                                                                                                         |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                                             |
| <b>Proposal:</b>         | <b>Submission of details to comply with conditions 3 (materials), 4 (windows and doors) and 5 (CMP) on planning permission 21/00976/FUL</b> |
| <b>Location:</b>         | <b>1 Oldham Road, Rochdale, Rochdale, OL16 1UA</b>                                                                                          |

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, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building, including the eaves, verges and rainwater goods, 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 and thereafter so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The materials as set out in the following document are approved:**

- **Cask and Feather, Compliance with Planning Conditions, Planning Application 21/00976/FUL. Revision: A. Dated: October 2024. Received by email on 30/10/2024.**

**To comply with the requirements of the condition, only the approved materials shall be used in the construction of the development.**

- 4 No above ground construction works shall take place until full details of the windows, external doors and rooflights have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections at a scale of not less than 1:20 to demonstrate the longitudinal and cross-sectional detailing and means of

opening together with any finished treatment, including samples if so required. The development shall thereafter be carried out in accordance with the approved details and thereafter so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The details as set out in the following plans/documents are approved:**

- **Cask and Feather, Compliance with Planning Conditions, Planning Application 21/00976/FUL. Revision: A. Dated: October 2024. Received by email on 30/10/2024.**
- **GCL + EDU Draft2. Dated: 16.12.22.**
- **Elevation Drawing. Drawing no: HD-W-90/01.**
- **Single Door Sections. Drawing no: HD-W-90/02.**
- **French Door Sections. Drawing no: HD-W-90/03.**
- **Elevation Drawing. Drawing no: FC-W-90/01.**
- **Vertical Section. Drawing no: FC-W-90/02.**
- **Horizontal Section. Drawing no: FC-W-90/03.**
- **Mullion Details. Drawing no: FC-W-90/04.**
- **Mullion Details. Drawing no: FC-W-90/05.**
- **Transom Details. Drawing no: FC-W-90/06.**
- **Glazing Bar, Bead and Frame Options. Drawing no: FC-W-90/07.**
- **Cill Extension Options. Drawing no: FC-W-90/08.**
- **Trickle Vent. Drawing no: FC-W-90/09.**

**The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.**

- 5 No development shall take place (including any site clearance works) until a Construction Management Plan (CMP) detailing safe methods of working adjacent to the Metrolink Hazard Zone, has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include full details of:
- the parking of vehicles of site operatives and visitors;
  - the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
  - loading and unloading of plant and materials;
  - storage of plant and materials;
  - construction and demolition methods to be used including the use of cranes (which must not oversail the tramway);
  - measures to control the emission of dust and dirt during construction; and
  - scaffolding and/or hoarding arrangements.

The approved CMP shall thereafter be adhered to throughout the construction period.

Reason: To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system during the construction phase in accordance with Policies DM1, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The following documents are approved:**

- **Construction Management Plan. Reference number: TBCT/24/06/AK/1OR/CMP. Dated: 10th June 2024.**

- **Health + Safety Method Statement and Risk Assessment for a Contract Lift. Prepared by Mark Campbell. Dated: 21.01.25.**
- **Later referencing 'Clarification Regarding CMP – 24/00655/DOC – 1 Oldham Road'. Dated: 23rd August 2024.**
- **Working safely near Metrolink. January 2024. Version: 1.**

**The development shall be carried out in accordance with the approved documents in order to comply with the requirements of the condition.**

**Please note, any other permits or permissions required will need to applied for directly from TFGM or any other relevant body/authority.**

Yours faithfully,

Melanie Hale  
Head of Planning Services