

Mr B Melling
Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Date: 18 December 2025

Our ref: 70569/02/SPM/BG/40542365v1

Dear Mr Melling

Wuerdle Street, Rochdale, OL16 2SQ | Discharge of conditions attached to planning permission 25/00931/VRCON

On behalf of PossAbilities C.I.C [PossAbilities], Lichfields hereby submit this application to discharge conditions 3 (materials) and 4 (windows and doors) attached to the above planning permission to Rochdale Borough Council [the Council].

PossAbilities is a Community Interest Company that provides adult social care services. It was established in April 2014, after spinning out of Rochdale Council. This includes supported living, day services, short breaks, shared lives and an employment service. PossAbilities provides services for 782 adults with a learning disability and/ or mental health needs primarily under contracts with local authorities. It operates across the North West and West Yorkshire, with services in Rochdale, Widnes, Wigan, Runcorn, Stockport, Oldham, Calderdale and Trafford.

PossAbilities secured full planning permission (ref. 23/01033/FUL) at the above site [the Site] on 8 August 2024 for the following:

“Residential development comprising of 17 supported living apartments including associated office space, entrance hall offering a break out, communal space for residents and visitors with servicing, landscaping, off street car parking and bin storage”

An application to vary conditions attached to the above planning permission was approved on 10 December 2025 (ref. 25/00931/VRCON). This is the permission being implemented and against which the discharge of conditions is sought. The description of development is as follows:

“Application to vary conditions 2 (Approved Plans), 4 (Materials) and 5 (Window and Door Specifications) of planning permission 23/01033/FUL (Residential development comprising of 17 supported living apartments including associated office space, entrance hall offering a break out, communal space for residents and visitors with servicing , landscaping, off street car parking and bin storage)”

This application has been submitted via the Planning Portal (ref. PP- 14291720) and comprises this covering letter alongside the following documents:

- Completed application form;
- External Materials Schedule (ref. POSWD-RYD-00-XX-SH-A-0002-S2-P01);
- Ground Floor - Rear Elevation - Curtain Wall Profile Section (ref. POSWD-RYD-00-00-DR-A-6311-P1); and,
- Section Detail Through Window (ref. POSWD-RYD-00-XX-DR-A-6310-P2).

Condition 3

Condition 3 states:

“No above ground construction works shall take place until samples and full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include, grey roof tiles, facing brick, grey windows and a sample panel of the proposed corbelled brick. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.”

An external materials schedule is provided with this application. This sets out the proposed materials and provides sample and precedent images for reference. Two options have been provided for both the facing brick and the grey roof tiles, at the request of the Council. Samples of the brickwork have been provided to the Council and further samples may be arranged if requested.

It is considered that the requirements of condition 3 are therefore met.

Condition 4

Condition 4 states:

“No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment and for the avoidance of doubt, the privacy film shown on drawing nos. 3601 (Rev. P16) and 3602 (Rev. P16) (Proposed GA Elevations) shall be included. The windows and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.”

The external materials schedule also details the proposed doors and windows. These include a slim, flush casement window frame in grey with a dark grey aluminium surround; and grey senior aluminium curtain walling and doors. Detail drawings are also provided to show the section details through the curtain walling and windows.

It is considered that the details provided are sufficient to discharge condition 4.

Concluding Remarks

We trust that this application and accompanying documents provide sufficient information to enable you to discharge the aforementioned conditions within the statutory timescales. However, if you require anything further or require any further clarification on any aspect of the information provided, please contact me at this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Becca Gray', with a stylized, cursive script.

Becca Gray
Planner
MPlan