

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2025/1333

Applicant - Cherwell Centre Cherwell Avenue Heywood Lancashire	Agent Mr Steve Rowe 98 King Street Ship Canal House Manchester M2 4WU
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (materials) and 4 (window and door details) on planning permission 25/00931/VRCON

Location: MOUNT GREEN FILLING STATION, HALIFAX ROAD, WARDLE, ROCHDALE, OL12 9QD

Valid On: 18 December 2025

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (2)

- 3 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.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and the National Planning Policy Framework.

Decision: The details of materials provided on "POSWD-RYD-00-XX-SH-A-0002-S2-P04-External_Material_Schedule" received on 27th January 2026 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 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.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and policy in the National Planning Policy Framework.

Decision: The submitted documents 'POSWD-RYD-00-XX-SH-A-0002-S2-P04-External_Material_Schedule', 'POSWD-RYD-00-ZZ-SH-A-6300-S2-P7-Window Schedule', 'POSWD-RYD-00-XX-DR-A-6310-S3-P3-Section Detail Through Window', and 'POSWD-RYD-00-00-DR-A-6311-DR-P2-Ground Floor - Rear Elevation - Curtain Wall Profile Section' are accepted.

To comply with the condition, the development shall be carried out in accordance with the details of windows and doors described within the approved documents.

Date of Decision: 11/02/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.