

**TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 THE
TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED
APPLICATIONS) REGULATIONS 1989 REGULATION 1(2) (A) (B) AS AMENDED**

Approval of details reserved by a condition-Split Decision

APPLICATION REFERENCE: OTH/2025/1314

Applicant ANDREW & HAYLEY BARBER Lockhouse Canal Street, Littleborough, Rochdale, United Kingdom, OL15 0HJ	Agent MARTIN ASHWORTH CAMPBELL HOUSE, 173 ROCHDALE RD, FIRGROVE, MILNROW, Rochdale, United Kingdom, OL16 3BN
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (Foundation details). 4 (Material samples), 5 (Windows and doors) 6 (Rainwater goods) and 8 (Schedule of repairs) of planning permission 25/00718/HOUS

Location: LOCKHOUSE, CANAL STREET, LITTLEBOROUGH, OL15 0HA

Valid On: 16 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) (5)

- 3 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension would not result in adverse loading onto the canal embankment. Details shall include:
- o Cross sections illustrating the location of the proposed piles from both the lock wall and rear embankment retaining wall with marked distances. The cross sections should show if the walls are of a continuous width or wider at the base, and include details of how any piles will be designed to not strike the walls should they be wider at the base.
 - o A land stability report by a qualified professional providing details of the stability of embankment retaining wall to demonstrate that the piling design will not adversely affect the stability of this structure. This should also detail any risks of vibration from piling works onto the retaining wall.

o A method statement and risk assessment for the construction of the wall, including the siting of the piling rig, details of vibration monitoring and details of any necessary towpath & navigation closure required for the works.

The works shall be constructed in accordance with the approved details thereafter.

Reason: To ensure that the extension does not increase the risk of land instability, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the extension may impact on the structural stability of the canal embankment, it is necessary to understand the foundation details of the proposed works.

Officer Response:

The Canal and Rivers Trust were consulted on the submitted information and drawings. Following receipt of the consultation response, the submitted information is insufficient and therefore, based on this advice, the submitted details are not accepted.

A copy of the consultation response from the Canal and Rivers Trust, detailing the required additional information, is attached to this letter.

A further submission will be required in order to provide details in order to fulfil the requirements of the condition.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. Where masonry detailing is required, details drawn at a scale of not less than 1:20 shall also be submitted. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

The submitted details of materials provided within Covering Letter dated 21/11/2025, prepared by James Campbell Associates, as well as photographs of the stone coursing and joints, sent to the Case Officer on 23/01/2026 timed 11:13 hours, is accepted and approved. The development shall be carried out in accordance with the approved materials in order to comply with the requirements of the condition.

- 5 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and 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 and to protect the significance of the non-designated heritage assets, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

The submitted details of windows and doors provided within Covering Letter dated 21/11/2025, prepared by James Campbell Associates is accepted and approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 6 Notwithstanding any details hereby approved, no above ground works shall take place until full details of the repair or replacement of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

The submitted details of rainwater goods provided within Covering Letter dated 21/11/2025, prepared by James Campbell Associates, is accepted and approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 8 No works shall take place until such time as a full schedule of repairs and finishes not covered within other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- o Photographic survey of areas to be repaired;
- o A description of the repair works or any making good required including details of finishes; and
- o A methodology for carrying out the repairs

The repair works shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

The submitted details of materials provided within letter titled 'Schedule of Repairs and Finishes' prepared by James Campbell Associates, is accepted and approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Date of Decision: 13/02/2026

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.