

16th February 2026

Tom Hiles
Senior Planning Officer
Rochdale Borough Council Floor 3,
Number One Riverside Smith Street,
Rochdale,
OL16 1XU

Via Planning Portal

Dear Tom

Planning Portal Reference: PP-14635123

**Planning permission 23/01310/FUL– part discharge of Condition 3 (materials) at 29-31 and 33-41
Maclure Road, Rochdale, OL11 1DN.**

This application is made by Plan Red (agents) on behalf of Rochdale Development Agency (applicant). This application is sought to discharge condition 3 attached to the full application reference: 23/01310/FUL.

Due to the programme dates, this partial approval relating to the brickwork and the window system will require the following steps and submissions in order to be discharged

- digital submission of the sample panel drawing
- physical sample panel drawing along with a physical sample panel

You are invited to give any comments between these two phases of submission. In due course, we will provide the second submission of the physical sample panel and drawings.

The stone and metal cladding are on a longer lead-in for material; as such, the information is not yet ready for submission. As part of the metal cladding fabrication, drawings would be submitted for the pattern design prior to commencing the fabrication of the sample cladding panel. Therefore, we ask for partial approval, providing the stone and metal cladding can be replied for discharge, or if it needs to be a separate discharge, we will provide further information when we know more in due course.

We are also seeking support for a prioritisation of the application, which is part of the RDA's critical delivery path, as part of the regeneration of the Station Gateway.

Below sets out the associated condition wording and the following submission documents for approval:

Condition 3 - wording:

'Notwithstanding any description of materials in the application no above ground construction works, other than erection of superstructure, shall take place until samples and a full specification of all materials to be used externally on the buildings 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, patterns and bandings of materials, and sectional drawings (at 1:10 or 1:20 scale) of all decorative and recessed elements (brick, masonry etc). 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 in the interest of conserving the significance of the borough's heritage assets, in accordance with policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework..'

Condition 3 - submitted details:

- 8337-LRW-ZZ-ZZ-DR-A-00-029_P01_Sample Board

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours faithfully,



Sophie McGeough, Graduate Planner
Plan Red Ltd

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