

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

APPLICATION REFERENCE: OTH/2026/0119

Applicant Mr Ben James 651A Mauldeth Road West, Chorlton cum Hardy	Agent Mr Paul Ambrose 11, Bankfield Lane, Rochdale, OL11 5RJ
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 7 (materials), 8 (design of meter boxes), 9 (internal access roads) and 10 (full product specification) on planning permission 21/00950/REM

Location: SLADEN MILL, HALIFAX ROAD, LITTLEBOROUGH

Valid On: 9 February 2026

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

Condition(s) (4)

- 7 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 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. Development shall be carried out in accordance with the approved details prior to first occupation of the dwellings hereby permitted.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following details of materials are approved:

- **Materials Schedule Version 3 by Equilibrium Architects Ltd. (Labelled as V2 – Document received 10.03.26)**
- **Epoch Walling examples PDF**
- **Light coloured mortar mix confirmed on site visit dated 10th March 2026**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 8 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of pipework, meter boxes and flues as shown on the following list of drawings are approved:

- **M4856 21 01 - Rev A - Elevations Plots 1 – 8**
- **M4856 - (21)02 - Rev B - Type B - Plots 9 & 10 – Elevations**
- **M4856 - (21)03 - Rev A - Type C - Plot 11 -Elevations**
- **M4856 - (21)04 - Rev B - Type D - Plot 12 – Elevations**
- **M4856 - (21)05 - Rev A - Type E - Plot 13 – Elevations**
- **M4856 - (21)06 - Rev A - Type F - Plot 14 – Elevations**
- **M4856 - (21)07 - Rev A - Type F - Plot 15 – Elevations**
- **M4856 - (21)08 - Rev A - Type G - Plot 16 – Elevations**
- **M4856 - (21)09 - Rev A - Type H - Plot 17 – Elevations**
- **M4856 - (21)10 - Rev A - Type I - Plot 18 -20 – Elevations**
- **M4856 - (21)11 - Rev A - Type J - Plot 21-22 – Elevations**
- **M4856 - (21)12 - Rev C - Type K - Plot 23- 24 – Elevations**
- **M4856 - (21)13 - Rev B - Type L - Plot 25 - Elevations**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 9 No above ground works shall take place until a detailed design for the internal access roads pavements, parking spaces and access road serving the development hereby approved, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary), has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details prior to the first occupation of the approved dwellings and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the hard surfacing details across the site as shown on the following list of drawings are approved:

- **dwg-tjba-luxure-slade mill-drainage plan-rev 10**
- **dwg-tjba-luxure-slade mill-GA site plan-rev 8**
- **dwg-tjba-luxure-slade mill-highways plan & dets-rev4**
- **dwg-tjba-luxure-slade mill-87 & 70 deg terramesh embankment**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 10 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The product specifications and installation details as shown on the following list of documents are approved:

- **CC2996 VELUX Product Catalogue 2024-GBI-pages**
- **R0860-20 - Window Reveal Plan and Section**

- **EMPLAS 01 Windows and Door**
- **EMPLAS 02 Aluminium Bi Folds**
- **EMPLAS 02A Aluminium Bi Folds**
- **Patiomaster Retail**

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

Date of Decision: 30/03/2026

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.