

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

APPLICATION REFERENCE: OTH/2026/0118

Applicant Mr Ben James 651A Mauldeth Road West, Chorlton cum Hardy , M21 7SA	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 4 (finished floor levels) and 19 (highway signage) on planning permission 15/01235/OUT

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) (2)

- 4 No above ground works shall take place until details of the finished floor and external site levels of the dwellings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to achieve an acceptable relationship between surrounding buildings and to ensure that there would be no reduction in the openness of the Green Belt in accordance with policies P3, DM1 and G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The Finished Floor and External Site Levels as shown on drawing ref. dwg/tjba-luxure-sladen mill-090621 by TJ Booth Associates dated Septer 2024 are approved. To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

- 19 No above ground works shall take place until a scheme to provide highway signage at the junction of Halifax Road and the access into the site has

been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried in full before any of the dwellings hereby approved are first brought into use the signage shall be retained thereafter.

Reason: In the interest of highway and pedestrian safety, in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted Highway Signage Scheme shown on drawing ref. dwg-tjba-luxure-slade mill-090621 by TJ Booth Associates dated September 2024 is approved. 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: 12/03/2026

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.