

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

APPLICATION REFERENCE: OTH/2026/0106

Applicant Mr J Smithies C/O Agent	Agent Damian Riley Commercial House Clarence Avenue Trafford Park Manchester M17 1QS
--	---

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 6 (materials) on planning permission 23/00810/FUL
Location: Land off Harrow Avenue and to rear of 611-613 Bury Road Rochdale
Valid On: 5 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) (1)

- 6 No above ground construction works shall take place until samples on site and 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. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details. For the avoidance of doubt the materials shall include brick, aluminium frames and aluminium canopy cladding.

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

Decision: The submitted details of materials as set out on the following drawings are accepted:

- AS826-SK16 Jan 2026
- AS826-SK17 Jan 2026

- AS826-SK18 Jan 2026

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: 15/04/2026

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.