



PLANNING AND DEVELOPMENT

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Date: 17 July 2025

Mr Niall Mellan
Hourigan Planning
10th Floor, Chancery Place
50 Brown Street
Manchester
M2 2JG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
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Application No:	25/00722/DOC
Proposal:	Submission of details to comply with condition 9 (External Materials) of planning permission 24/00453/VRCON,
Location:	Birch Business Park , Whittle Lane, Heywood, Rochdale, OL10 2SX

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

Conditions and Reasons:

- 9 Notwithstanding any details provided within the application, no above ground works shall take place until full details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. 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 accordance with policies DM1, P1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The submitted document "Material List and Colours to Support Planning Condition 9" is accepted. Only materials included within the approved document shall be used in the construction of the approved development.

Yours faithfully,

Melanie Hale
Head of Planning Services