



PLANNING AND DEVELOPMENT

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Our ref: 25/00445/DOC
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Date: 24 June 2025

Simon Byrne
23A Mansfield Road
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Rochdale
OL11 5PR

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00445/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to discharge of condition 3 (Materials - Exterior Construction) of planning permission 20/01333/FUL (Partial demolition of existing industrial building and erection of new detached single storey building comprising of four light industrial units (Use Class E1))
Location:	Spring Works, Russell Street, Heywood, OL10 1NU,

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

Conditions and Reasons:

- 3 Notwithstanding condition no.2 of this permission, no above ground works shall take place until full details of materials to be used in the exterior of the industrial units hereby approved are submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Decision: The details of materials as set out in 'Supporting report: Materials Details (dated 16/06/2025)' and the email correspondence entitled 'Garage Doors (dated 18/06/2025)' is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services

