

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

APPLICATION REFERENCE: OTH/2026/0096

Applicant Mr. NW Property Services Ltd Land Adjacent to 28 School Lane Rochdale OL16 1QP	Agent Mr. Niamat Ali 47, Egerton Road South Chorlton cum Hardy, Manchester M21 0YW
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (Materials) and 6 (Biodiversity Enhancements) of planning permission 25/00593/FUL
Location: Land Adjacent to, 28 School Lane, Rochdale, OL16 1QP
Valid On: 2 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)

- 3 Notwithstanding any description of materials in the application, including on any approved plan, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The email from the agent dated 22nd April 2026 (referring to the proposed brick) and email dated 1st May 2026 (referring to the proposed roof panels) and Drawing No: NA-P01 – Floor Plan, received by the Local Planning Authority on 1st May 2026, have been reviewed and are considered acceptable. The external materials shall be implemented in

complete accordance with the approved details in order to comply with the requirements of the condition.

- 6 No above ground works shall take place until a scheme of biodiversity enhancements for the site including but not limited to bat and bird boxes to be integrated to the fabric of the building and elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: Drawing No: NA-P01 – Floor Plan, received by the Local Planning Authority on 1st May 2026, has been reviewed and is considered acceptable. The approved biodiversity enhancements shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Date of Decision: 06/05/2026

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.