

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

APPLICATION REFERENCE: OTH/2026/0081

Applicant Mr Ian Smith Forest Business Park Bardon Hill Coalville United Kingdom LE67 1UB	Agent Mr Ben Gavaghan 6 East Parade Leeds LS1 2AD
--	--

Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 7 (Materials) and 8 (Windows, Door, Rooflights) of planning permission 24/00668/FUL

Location: Atom Valley Innovation Centre, Plot R, Kingsway Business Park, Rochdale, OL16 4FW

Valid On: 28 January 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)

- 7 Notwithstanding any details provided within the application, no works to install facing materials/finishes 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 details of materials as set out on the submitted materials schedule ref. G1245-DLA-XX-XX-SP-A-10002 Rev. P05 received 01/05/2026 and on the plans ref. G1245-DLA-ZZ-XX-DR-A-

20103 Rev. P08 received 01/05/2026 and G1245-DLA-ZZ-XX-DR-A-20104 Rev. P07 received 01/05/2026 are accepted.

Only the approved materials shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 8 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details set out within the following plans and documents are accepted:

- **G1245-DLA-XX-XX-SP-A-10002 Rev. P05 External facing materials schedule Received 01/05/2026**
- **G1245-DLA-ZZ-XX-DR-A-20103 Rev. P08 G.A Elevations North and East Received 01/05/2026**
- **G1245-DLA-ZZ-XX-DR-A-20104 Rev. P07 G.A Elevations South and West Received 01/05/2026**
- **G1245-DLA-ZZ-RF-DR-A-20102 Rev. P07 Roof G.A Plan Received 01/05/2026**
- **G1245-DLA-ZZ-RF-DR-A-20112 Rev. P02 North Light sections Received 01/05/2026**
- **G1245-DLA-ZZ-XX-DR-A-20113- P01 Detailed Design - Roof Lights, Windows & Doors**
- **Reveals**
- **AWA Specification Proposal (rev. 02)**
- **Promstahl Door Specification Sheet**

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: 07/05/2026

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.