

Mr B. Melling
Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Date: 2 June 2026

Our ref: 70569/02/SPM/SRo/41186274v1

Your ref: PP-14975538

Dear Mr Melling

Wuerdle Street, Rochdale, OL16 2SQ | Approval of details reserved by condition 3 attached to planning permission 25/00931/VRCON

On behalf of PossAbilities C.I.C [PossAbilities], Lichfields hereby submit this application to redischarge condition 3 (materials) attached to the above planning permission to Rochdale Borough Council [the Council].

PossAbilities secured full planning permission (ref. 23/01033/FUL) at the above site [the Site] on 8 August 2024 for the following:

“Residential development comprising of 17 supported living apartments including associated office space, entrance hall offering a break out, communal space for residents and visitors with servicing, landscaping, off street car parking and bin storage”

Subsequently, PossAbilities varied conditions attached to the above planning permission pursuant to Section 73 [S73] of the Town and Country Planning Act 1990 (as amended) on 10 December 2025 (ref. 25/00931/VRCON). This is the operative planning permission being implemented and against which the discharge of conditions is sought. The description of development is as follows:

“Application to vary conditions 2 (Approved Plans), 4 (Materials) and 5 (Window and Door Specifications) of planning permission 23/01033/FUL (Residential development comprising of 17 supported living apartments including associated office space, entrance hall offering a break out, communal space for residents and visitors with servicing , landscaping, off street car parking and bin storage)”

This condition discharge application has been submitted via the Planning Portal (ref. **PP-14975538**). It comprises this covering letter alongside the following documents:

- Completed application form; and,

- External Materials Schedule (ref. POSWD-RYD-00-XX-SH-A-0002-S2-P01-External_Material_Schedule rev. P05).

Condition 3 states:

“No above ground construction works shall take place until samples and full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include, grey roof tiles, facing brick, grey windows and a sample panel of the proposed corbelled brick. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.”

The Council has previously approved details reserved by condition 3 on 11 February 2026 (ref. OTH/2025/1333). However, following the delivery of substandard brick materials approved for the Halifax Road boundary wall (‘Red facing brick - Clayburn civic **reverse** with light grey mortar’), PossAbilities proposes to use the brick materials approved for the building on the boundary wall (‘Red facing brick - Clayburn civic **multi** with light grey mortar’), in addition to the building. This is considered to require an application to seek to discharge condition 3.

As such, an amended external materials schedule is provided with this application (ref. POSWD-RYD-00-XX-SH-A-0002-S2-P01-External_Material_Schedule rev. **P05**). This sets out the proposed materials for the Halifax Road boundary wall, which now match the approved materials for the associated building. No other changes are proposed compared with the current approved materials schedule (ref. POSWD-RYD-00-XX-SH-A-0002-S2-**P04**-External_Material_Schedule). Samples of the brickwork for the external walls of the building have previously been provided to the Council as part of the approved condition discharge application (ref. OTH/2025/1333).

The brick approved for use on the building is similar in colour and texture to the brick currently approved for use on the boundary wall, as shown on the current approved materials schedule (rev. P04). We therefore do not consider the proposed brick swap to be discernible.

Further, the brick is similar in colour to the boundary treatments in the surrounding area, such as the knee-high redbrick wall to the adjacent Spar shop and the knee-high redbrick wall with pillars on the homes located opposite to the site on Halifax Road. On the basis of the brick materials being acceptable for use on the building and noting the similarity with the surrounding area, we consider the proposed brick substitution to be acceptable. We therefore request that condition 3 is discharged on the basis of the amended materials schedule.

We trust that this application and accompanying materials schedule provide sufficient information to enable you to discharge condition 3 within the statutory timescales. However, if you require additional details or clarification on any aspect of the information provided, please contact me at this office.



Yours sincerely

A handwritten signature in black ink, appearing to be "Steve Rowe".

Steve Rowe
Senior Planner
BSc (Hons) MSc MRTPI