

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve****APPLICATION REFERENCE: OTH/2026/0518**

Applicant - Cherwell Centre Cherwell Avenue Heywood OL10 4SY	Agent Mr Steve Rowe 98 King Street Ship Canal House Manchester M2 4WU
---	--

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3 (materials) on planning permission 25/00931/VRCON
Location: Mount Green Filling Station, Halifax Road, Wardle, Rochdale, OL16 2SQ
Valid On: 8 June 2026

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

Condition(s) (1)

- 3 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.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and the National Planning Policy Framework.

Decision: The details of materials provided on "POSWD-RYD-00-XX-SH-A-0002-S2-P01 External_Material_Schedule Revision P05" are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

Date of Decision: 23/06/2026

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.