

Officer Report

Case Reference: OTH/2026/0508
Location: 105 OLDHAM ROAD, ROCHDALE, OL16 5QT
Proposal: Submission of details to comply with conditions 3 (materials) and 4 (noise impact assessment) on planning permission 25/01080/FUL
Recommendation: Approve
Officer: Bob Melling

Condition(s) (2)

- 3 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 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 provided on "Proposed materials to be used on development for conversion of former commercial premises to two flats at ground floor, planning ref; 25/01080/FUL" are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 The development hereby approved shall not be occupied until such time as a a noise impact assessment which specifies a scheme of sound insulation to the facade of the building, or a demonstration that this is not required, has been submitted to and approved in writing by the Local Planning Authority.

The approved sound insulation measures shall be installed prior to the first occupation of the approved development and retained thereafter.

Reason: In the interest of providing satisfactory internal conditions and in accordance with Policies G9 and DM1 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 submitted documents detailed below are accepted:

- **'Noise Impact Assessment' by Acoustic Solutions, ref: AS26-46.V1**

The mitigation measures shall be installed in accordance with the approved details set out within the approved document prior to the first occupation of the development in order to comply with the requirements of the condition.