

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

APPLICATION REFERENCE: OTH/2026/0569

Applicant Mr Abdul Rouf 59 George Street Rochdale OL16 2RR	Agent Mr Doug Purnell The Coach House Preston Road Charnock Richard Chorley PR7 5LH
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 4 (Windows), 5 (Refuse/Recycling Bin Store) and 7 (Noise Impact Assessment) of planning permission PL/2026/0105

Location: 69A, Church Street, Littleborough, OL15 8AE

Valid On: 23 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) (3)

- 4 No development shall take place until full product specifications for the windows including detailed designs of the window 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. For the avoidance of doubt, the submitted details shall also include a product specification for the privacy film shown on drawing number P05 revision C. The windows and privacy film shall be installed in accordance with the approved details prior to the first occupation of the building hereby approved.

Reason: In the interests of visual and occupier amenity, and to safeguard the character of the Conservation Area, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of windows provided on the following submitted plans and documents are accepted:

- 'Window details' drawing number P08
- 'Survey Sheet' by City Glass dated 07/05/2026
- 'Mirror Bronze 20' by Active Window Films

The windows and privacy film shall be installed in accordance with the approved details prior to the first occupation of the building in order to comply with the requirements of the condition.

- 5 The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

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

Decision: The recycling and refuse store detailed on the submitted plan 'Proposed Location and Site Plan' drawing no. P07 revision D is accepted.

The refuse store shall be carried out in accordance with the approved details and made available for use prior to the first occupation of the building and retained thereafter in order to comply with the requirements of the condition.

- 7 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted 'Noise Impact Assessment' (Project No: 22488) prepared by Enevo and dated 15/09/2025. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of 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 information submitted is insufficient to discharge the condition. Whilst the submitted Noise Impact Assessment (revision

V2) identifies the mitigation measures required to achieve the internal noise criteria, it does not constitute the verification report required by the condition. A verification report confirming that the approved acoustic and ventilation measures have been installed and achieve the required internal noise levels must be submitted for the written approval of the Local Planning Authority prior to occupation.

Date of Decision: 28/07/2026

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.