

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

APPLICATION REFERENCE: OTH/2026/0675

Applicant Mr Ben James 651A Mauldeth Road West Chorlton Cum Hardy Greater Manchester M21 7SA	Agent Mr Paul Ambrose 11 Bankfield Lane Rochdale OL11 5RJ
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 7 (Materials) of Planning Permission 21/00950/REM

Location: Sladen Mill
Halifax Road
Littleborough
OL15 0LB

Valid On: 27 July 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)

- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to first occupation of the dwellings hereby permitted.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The materials details as shown on Materials Schedule V4 by Equilibrium Architects are approved. To comply with the requirements

of the condition, the development shall not be carried otherwise than in accordance with these details.

Date of Decision: 06/08/2026

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.