

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

APPLICATION REFERENCE: OTH/2026/0482

Applicant Mr Steve Taylor Redbrook House, Sunderland & Wild Bury Road 211 Bury Road Rochdale OL11 4EE	Agent Nigel Longshaw New Century House 176 Drake Street Rochdale OL16 1UP
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Proposal: Submission of details to comply with condition 3 (materials) on planning permission 25/00070/FUL

Location: Redbrook House, Sunderland & Wild, Bury Road, Rochdale, OL11 4EE

Valid On: 27 May 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 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 for construction of extension to 211 Bury Road, Rochdale, planning ref; 25/00070/FUL." received on 27 May 2026 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: 12/08/2026

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.