

Officer Report

Case Reference: OTH/2026/0482
Location: Redbrook House, Sunderland & Wild, Bury Road, Rochdale, OL11 4EE
Proposal: Submission of details to comply with condition 3 (materials) on planning permission 25/00070/FUL
Recommendation: Approve
Officer: Bob Melling

Recommendation: Approve

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.