

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

APPLICATION REFERENCE: OTH/2026/0162

Applicant Joy McDonnell Hollinwood Business Centre Albert Mill Hollinwood Oldham Lancashire OL8 3QL	Agent Miss Sophie McGeough Colony 19 Spring Gardens Manchester M2 1FB
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 7 (full specification of materials) on planning permission 25/00541/FUL

Location: Hopwood Hall College Rochdale Campus, St Marys Gate, Rochdale, OL12 6RY

Valid On: 19 February 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 the requirements of condition 6, no development beyond the superstructure of the new teaching building shall take place until samples or full specification of all materials to be used on the new teaching building, excluding the external cladding for the new teaching building, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include details of a glazed brick for the nursery entrance. The development shall thereafter be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

The following materials proposed:

- **Ground Floor Brickwork: Black Moria (BA 307, LBT Bricks & Facades) with dark black grey mortar with a bucket handle joint finish**
- **Feature brick to Nursery entrance: Lime green glazed (LBT Bricks & Facades) with white mortar with a bucket handle joint finish**
- **Nursery entrance canopy: Aluminium PPC Grass Green Ral 6010**
- **Windows, doors, curtain walls frames to all levels: Aluminium PPC Anthracite grey RAL 7016**

The layout of the materials for the nursery are specified on the following drawings:

- **Nursery Entrance Canopy Sheet 1 - Drawing no. FE0012-SRA-01-XX-D-A-2120 Rev C02**
- **Nursery Entrance Canopy Sheet 2 - Drawing no. FE0012-SRA-01-XX-D-A-2121 Rev C02**

These materials are acceptable and subject to their use, the requirements of condition 13 are satisfied.

Date of Decision: 14/08/2026

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.