

Officer Report

Case Reference: OTH/2026/0162
Location: Hopwood Hall College Rochdale Campus, St Marys Gate,
Rochdale, OL12 6RY
Proposal: Submission of details to comply with condition 7 (full
specification of materials) on planning permission
25/00541/FUL
Recommendation: Approve
Officer: Rachel Carney

Recommendation: Approve

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.