

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

APPLICATION REFERENCE: 25/01013/DOC

Applicant Mark Sharples 13 Broadhalgh Avenue Rochdale Rochdale OL11 5LW	Agent Paul Clark CJ Partnership Blue Pit Mill Queensway Castleton Rochdale OL11 2PG
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 2 (Phasing Plan) and 3 (Materials) on planning permission 23/00988/VRCON

Location: 13 Broadhalgh Avenue, Rochdale, OL11 5LW

Valid On: 10 October 2025

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (2)

- 2 No development, including any works of demolition or site preparation, shall take place until such time as a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan thereafter. For the avoidance of doubt, any submission shall include an updated schedule of works required to restore the Red House. Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF. Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing.

Officer Response: The submitted phasing plan provided by Howe Rigout and Construction, is accepted. The development shall be carried out in accordance with the phasing plan hereby approved.

- 3 Notwithstanding any description of materials in the application no above ground construction works on the approved dwellings shall take place until samples and / or full specifications of materials to be used externally on the dwellings hereby approved 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. Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2 P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework

Officer Response: The materials used, as shown on site, on the approved dwellinghouses, are considered acceptable.

Date of Decision: 23/09/2026

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.