

The Planning (Hazardous Substances) Act 1990
The Planning (Hazardous Substances) Regulations 1992 (as amended)

HAZARDOUS SUBSTANCES CONSENT

APPLICATION REFERENCE: 25/00736/HAZ

Name and address for correspondence:	Applicant name:
Mrs Katie Parfett-Bass Savills (UK) Limited Belvedere 12 Booth Street Manchester M2 4AW	Asda Stores Limited C/o Savills (UK) Limited

Part 1 - Particulars of Application

Date of Application: 5 August 2025

Proposal:	Hazardous Substances application for the Storage of Liquefied Natural Gas
Location:	Asda Distribution Centre , Dig Gate Lane, Rochdale, OL16 4NR,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Planning (Hazardous Substances) Act 1990 and The Planning (Hazardous Substances) Regulations 1992 (as amended) that consent has been granted for the proposal referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

Conditions and Reasons:

- 1 The hazardous substances shall not be kept or used other than in accordance with the particulars provided on the amended application form (dated 14th July 2025 and received on 29th August 2025), nor outside the areas marked for storage of the substances on the plans which formed part of the amended application (including 'Proposed VT70 LNG Tank at John Milne Avenue, Milnrow, Rochdale Substance Location Plan', Drawing No. GPP/VB/ROCH/25/03, Rev 2, Dated 20 Jun 2025)."

Reason: For the avoidance of doubt and to ensure storage of hazardous substances occurs in accordance with the details in the approved plans and documents in the interests of minimising risk to the surrounding population, land and the environment in accordance with the requirements of the Planning (Hazardous Substances) Regulations 2015.

- 2 The quantities of hazardous substances stored on the site shall not exceed those detailed in the approved amended application form dated 14th July 2025 and received on 29th August 2025.

Reason: For the avoidance of doubt and to ensure storage of hazardous substances occurs in accordance with the submitted details in the interests of minimising risk to the surrounding population, land and the environment in accordance with the requirements of the Planning (Hazardous Substances) Regulations 2015.

Date Decision Issued 5 November 2025

Melanie Hale
Head of Planning Services

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.