



Ministry of Housing,
Communities &
Local Government

Ryan Killeen
Principle Planning Officer
Rochdale Borough Council

Please ask for: Edward Chapman
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By email only: Ryan.killeen@rochdale.gov.uk

Your ref: 22/01230/FUL

Our ref: PCU/CONS/P4225/3366992

Date: 30 June 2025

Dear Ryan Killeen

The Town and Country Planning (Consultation) (England) Direction 2024

Application for a residential development for 26 dwellings and erection of one block of 6no 2-bedroom apartments with associated access, landscaping and infrastructure at enter Former Tack Lea Works, Bury and Rochdale Old Road, Rochdale Application no: 22/01230/FUL

I refer to your letter of 30 May referring to the Secretary of State for Housing, Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered policy on calling in planning applications, as set out in the Written Ministerial Statement dated 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively. This policy also gives examples of the types of issues which may lead her to conclude, in her opinion that the application should be called in.

The Secretary of State has decided not to call in this application. She is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for

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determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Phil Barber

**Phil Barber Decision Officer
Head of Recovery and Referrals
Planning Casework Unit**

This decision was made by officials on behalf of the Secretary of State, and signed on her behalf