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Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Rochdale
OL16 1XU

20th August 2025

Dear Sir/Madam

Application for Full Planning Permission for the “*demolition of existing jet wash and redevelopment to provide a ‘food to go’ pod, new bin store, car parking and all other associated works*” at Littleborough Service Station, Church Street , Littleborough, OL15 8JA.

I act on behalf of Motor Fuel Group (MFG), and I am instructed to submit an application to your authority for full planning permission for the “*demolition of existing jet wash and redevelopment to provide a ‘food to go’ pod, new bin store, car parking and all other associated works*” at Littleborough Service Station, Church Street , Littleborough, OL15 8JA.

This planning application has been submitted via the Planning Portal (Ref: PP-14270489) and is submitted with the following supporting information:

1. Planning Application Forms, signed and dated;
2. Relevant Ownership Certificate and Agricultural Land Declaration;
3. Planning Design and Access Statement dated August 2025, prepared by JMS Planning;
4. Noise Impact Assessment, prepared by SSC
5. Flood Risk Assessment and Drainage Strategy, prepared by Dudleys
6. Drawings prepared by Jennings Design, as follows:
 - a. 250215 - 100 - Existing Site Layout
 - b. 250215 - 101 - Existing Site Elevations
 - c. 250215 - 102 - Proposed Site Layout
 - d. 250215 - 103 - Proposed Site Elevations
 - e. 250215 - 104 - Building Details
 - f. 250215 - 105 - Location Plan
 - g. 250215 - 106 - Tracking Layout

The proposal addresses evolving customer expectations by enhancing the range of on-site amenities. The proposed 'Food to Go' pod will complement the existing sales building, providing customers with an improved and more convenient retail experience.



This proposal will also provide jobs for local residents, particularly residents who wish to be flexible in the hours they work. The proposal will therefore bring a wide range of economic benefits and accord with the role and the focus of relevant planning policy as contained within the NPPF and the adopted Development Plan, making a significant contribution to the economy.

With respect to retail matters, National Guidance and local retail policy has been addressed defining a catchment area and demonstrating that there are not suitable, available or viable sites for the proposal and the proposal will have no adverse impact upon the operations of protected retail uses.

Overall, it is considered that the application proposal is of significant benefit to the Council and it is respectfully requested that planning permission be granted.

On the basis of the above it is respectfully requested that planning permission is forthcoming for the proposal.

We would be grateful for acknowledgement of this planning application marked for the attention of Tom Leigh at tom@jmsplanning.com or on 07568 115450

Yours faithfully

Tom Leigh
JMS Planning & Development

Encs.