



Rochdale Borough Council
Smith Street
Rochdale
OL16 1XU

PP- 13948311
UK0041982.6240
23 June 2025

Dear Sir/Madam,

Certificate of Lawfulness for a Proposed Development: Unit 7 Riverside Drive, OL16 2TG

On behalf of our client, Northern Accident Repairs Limited (the applicant), please find enclosed an application for a Certificate of Lawfulness for a Proposed Development for the following description:

'Laying of hardstanding within the curtilage of an industrial building'

Alongside this planning justification letter, please find the accompanying plans which compromises of the following documents:

- Site Location Plan
- Existing Site Plan – (ref:N173-05)
- Proposed Block Plan - (ref: N173-08)

The planning fee of £234.00 (inc. VAT) has been paid to the planning portal under Planning Portal reference number: PP-13948311

SITE CONTEXT

The site is an industrial premises located to the north east of Rochdale, along Riverside Drive. The site makes up part of a larger industrial area running along Riverside Drive and is included as a part of Smallbridge Business Park. Riverside Drive runs along the north of the site with the south bounded by green space and the Rover Roch, to the east and west the site is neighboured by industrial properties of a similar size and layout.

The site is a vehicle/car body repair shop (Use Class B2), following an approved change of use application from a commercial, storage and distribution building on 4th April 2025 (ref: 24/00328/FUL). This application also included the erection of 2.4m perimeter fencing and other associated works on site.

PROPOSALS

The occupant intends to extend the hardstanding on site in line with Permitted development rights included within the 'Town and Country Planning (General Permitted Development) (England) Order 2015' (GDPO). The extension of hardstanding is detailed in the accompanying proposed site plan

As an industrial unit the extension of hardstanding is allowed in line with Schedule 2, Part 7, Class J below:

J. Development consisting of—

(a) the provision of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned; or

(b) the replacement in whole or in part of such a surface.

The conditions relating to this permitted development right under J.2 state that the proposed hard surface must be made of either a porous material, or direct surface run off to a permeable surface within the curtilage of the industrial building or warehouse.

As set out in the Proposed Block Plan, the proposed hardstanding is intended to be made with a 25mm tarmac cover. As a result of this surface water will be directed towards the retained area of grass to the south of the new hardstanding areas and is fully compliant with Permitted Development Rights.

SUMMARY

In summary the proposal included within this application are in full accordance with permitted development rights and should be considered lawful. We trust that this is sufficient information to confirm the proposed development as lawful however should you require any further information please do not hesitate to contact me.

Yours faithfully



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