

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00185/FUL

Applicant Mr Richard Cotton (J R Ashworth & Sons trading as Rentruck) Keverick House Blueberry Business Park Wallhead Rd Rochdale OL16 5DB	Agent Mr Dave George (JHA) Pack Horse Farm Old Pack Horse Road Delph Oldham M21 9PH
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Part I - Particulars of Application

Proposal: Proposed new vehicular access junction onto site from Bentley Avenue (retrospective)
Location: Bentley Avenue Stakehill Industrial Estate Middleton M24 2GP
Valid On: 8 March 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (2)**

- 1 The development relates to the following drawings and documents hereby approved:
 - Location Plan - drawing no. AP002 received 24/02/2025
 - Existing Site Plan - drawing no. AP003 received 24/02/2025
 - Proposed Site Plan - drawing no. AP004 Rev. B received 08/05/2025
 - Existing and Proposed Elevations - drawing no. AP006 received 08/03/2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 Within 3 months of the development hereby permitted, the planting scheme shall be completed in full accordance with the details shown on the plan AP004 Rev. B "Proposed Site Plan," and maintained thereafter. Any shrubs planted in accordance with this condition which are removed, uprooted,

destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by shrubs of similar size and species to those originally required to be planted.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 23/01/2026

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.