

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

APPLICATION REFERENCE: 25/00737/FUL

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| <b>Applicant</b><br>Mr Mick Garforth(Valume Ltd)<br>Ainsworth Street<br>Rochdale<br>OL16 5QX | <b>Agent</b><br>Peter Purcell()<br>Old Mill Cottage<br>Ealees<br>Littleborough<br>Rochdale<br>OL150HJ<br>United Kingdom |
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## Part I - Particulars of Application

**Proposal:** Part retrospective application for the as built warehouse extension along with new office extension

**Location:** Valume Ltd Ainsworth Street Rochdale OL16 5QX

**Valid On:** 16 July 2025

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:****Condition(s) (9)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:-

Drawing No: 100 – Location Plan

Drawing No: 106 – Proposed Ground Floor Plan

Drawing No: 107 – Proposed First Floor Plan

Drawing No: 108 – Proposed Office Floor Plans

Drawing No: 111 – Proposed Elevations

Received 16<sup>th</sup> July 2025

Drawing No: 629-E300 Rev a – Drainage Proposals

Received 24<sup>th</sup> November 2025

Drawing No: 103 Rev A – Proposed Site & Landscaping Plan

Received 3<sup>rd</sup> December 2025

and the development shall be carried out in complete accordance with these drawings hereby approved.

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 and the National Planning Policy Framework.

- 3 The materials to be used in the construction of the external surfaces of this development shall be as specified on Drawing No: 111 – Proposed Elevations unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The proposed extension hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

- 5 The proposed extension hereby permitted shall not be occupied until the EV Charging Points have been provided in accordance with the plans hereby approved. The space(s) shall be kept available as EV Charging Points at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy T2 of the Rochdale Core Strategy, Policy JP-C8 of PFE and the NPPF.

- 6 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

- 7 Prior to first occupation of the proposed extension hereby approved, details of the installation of bat and bird boxes shall be submitted to, and approved in writing by, the local planning authority. These details shall include the number and type of boxes and a plan showing the location of the boxes.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the NPPF.

- 8 Prior to occupation of the development an operation, sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

i Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

ii Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 9 Prior to first occupation of the proposed extension hereby approved, confirmation of the Drainage Strategy in accordance with the SuDs hierarchy including assessment / incorporation of green surface-based SuDS source control components during subsequent design phases of the development shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan 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: 02/02/2026

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.

| <b>Your attention is drawn to the following (4)</b> |                                                                                                                                                                                            |
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| 1                                                   | BIODIVERSITY NET GAIN<br><br>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is |

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|  | <p>deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority,</p> <p>and;</p> <p>(b) the planning authority has approved the plan.</p> <p>The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.</p> <p>Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.</p> <p>Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.</p> <ol style="list-style-type: none"> <li>1. The application for planning permission was made before 12 February 2024.</li> <li>2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.</li> <li>3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and <ol style="list-style-type: none"> <li>(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or</li> <li>(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.</li> </ol> </li> <li>4. The permission which has been granted is for development which is exempt being: <ol style="list-style-type: none"> <li>4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: <ol style="list-style-type: none"> <li>i) the application for planning permission was made before 2 April 2024;</li> <li>ii) planning permission is granted which has effect before 2 April 2024; or</li> </ol> </li> </ol> </li> </ol> |
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|  | <p>iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).</p> <p>4.2 Development below the de minimis threshold, meaning development which:</p> <p>i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and</p> <p>ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).</p> <p>4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.</p> <p>4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).</p> <p>4.5 Self and Custom Build Development, meaning development which:</p> <p>i) consists of no more than 9 dwellings;</p> <p>ii) is carried out on a site which has an area no larger than 0.5 hectares; and</p> <p>iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).</p> <p>4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.</p> <p>*original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.</p> |
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|   | <p>For the purposes of paragraph 13 (a) above, a biodiversity gain plan is a plan which:</p> <p>(a) relates to development for which planning permission is granted,</p> <p>and;</p> <p>(b) specifies the matters referred to in sub-paragraph 14(2) below:</p> <p>The matters are:</p> <p>(g) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;</p> <p>(h) the pre-development biodiversity value of the onsite habitat;</p> <p>(i) the post-development biodiversity value of the onsite habitat;</p> <p>(j) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;</p> <p>(k) any biodiversity credits purchased for the development; and</p> <p>(l) any such other matters as the Secretary of State may by regulations specify.</p> |
| 2 | <p>The applicant is reminded that protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant must seek ecological advice should they find or suspect the proposal will impact on protected species.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3 | <p>The Council's Ecologist recommends that the trees onsite are spaced out by at least 3-5m when planting to ensure survival.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4 | <p>The applicant is not advised to undertake any works or vegetation clearance during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent or a method statement for the protection of any nesting birds produced.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 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>.