

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

APPLICATION REFERENCE: 25/00713/FUL

Applicant Mr Andrew Ogden (Fothergill Coated Fabrics Ltd) 12 Riverside Drive Rochdale OL16 2SH	Agent Mr David George (JHA) 46 Manchester Road Chorlton Manchester M21 9PH
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Part I - Particulars of Application

Proposal: Extension to existing factory and warehouse facility with associated extension to service yard

Location: Unit 12 Fothergill Coated Fabrics Ltd, Smallbridge Business Park, Riverside Drive, Rochdale, OL16 2SH

Valid On: 2 October 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (13)

- 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: X141-PR-AK1.01 Rev B – Proposed Site Plan with Roof Plan

Drawing No: X141-PR-AV1.01 Rev A – Proposed Elevations Sheet 1

Drawing No: X141-PR-AV1.02 Rev A – Proposed Elevations Sheet 2

Drawing No: X141-PR-AL1.01 Rev A – Proposed Ground Floor Plan

Received 11th July 2025

Drawing No: X141-AP1.01 Rev B – Location Plan

Received 3rd September 2025

Drawing No: X141-PR-AV1.03 – Proposed Site Cross Section

Received 10th 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 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and 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 No development shall take place until details of the retaining wall, including elevations and materials, have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure 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.

Reason for pre-commencement condition: No details of the retaining wall have been provided.

- 5 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The

assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be carried out in full accordance with the duly approved

remediation strategy and a verification report submitted to and approved in writing by the

Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to

commencement of any building or engineering works on site.

- 6 No development shall commencement until an external lighting plan, if applicable, has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: To reduce the potential impacts of foraging and commuting bats to ensure that they are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy and the NPPF.

Reason for pre-commencement condition: No details of any external lighting have been provided.

- 7 Prior to any vegetation clearance, earth works or machinery on the site, a precautionary working measures method statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason: In order to protect wildlife from works that may impact on their habitats, pursuant to Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.

- 8 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

1. Identification of "biodiversity protection zones".
2. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
3. The location and timing of sensitive works to avoid harm to biodiversity features.
4. The times during construction when specialist ecologists may need to be present on site to oversee works.
5. Responsible persons and lines of communication.
6. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the

adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 9 No works or vegetation clearance shall take place 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 is agreed in writing by the Local Planning Authority. Any method statement shall then be implemented for the duration of the works.

Reason: In order to protect wildlife from works that may impact on their habitats in accordance with Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.

- 10 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 securing adequate biodiversity and habitat enhancement within the site in accordance with Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the NPPF.

- 11 Prior to occupation of the development a 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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 12 No development shall take place until a detailed Drainage Strategy in accordance with the SuDs hierarchy including assessment / incorporation of sustainable 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.

Reason for pre-commencement condition: As further source control measures are required.

- 13 The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the Arboricultural Statement by Cheshire Woodlands, Ref: CW/11826-AS, Date: 22 August 2025, received by the Local Planning Authority on 3rd September 2025 before any equipment, machinery or materials are brought on to the site. Such protection as required in the Arboricultural Statement shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with

Policies DM1, G6 and G7 of the Core Strategy, Policy JP-G7 of PfE and the NPPF.

Approval Reason(s) (1)

- 15 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: 11/02/2026

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.

Your attention is drawn to the following (4)	
1	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 deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: a) A Biodiversity Gain Plan has been submitted to the planning authority, and;

b) The planning authority has approved the plan.

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 Borough Council.

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 are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted, and;

(b) specifies the matters referred to below:

The matters are:

(a) 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;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

	(e) any biodiversity credits purchased for the development; and (f) any such other matters as the Secretary of State may by regulations specify.
2	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.
3	The applicant is advised of United Utilities comments (which have been sent under separate cover) and should contact United Utilities prior to any development taking place.
4	The applicant is reminded of the recommendations made by Greater Manchester Police and should consider implementing the works in Section 3.3 of the Crime Impact Statement by Greater Manchester Police, Version A: 09/09/25, Reference: 2025/0304/CIS/01, received by the Local Planning Authority on 25th September 2025.

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>.