



Planning Inspectorate

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Ms M Hale
Rochdale Metropolitan Borough Council
Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref: 22/01575/FUL

Our Ref: APP/P4225/W/25/3374113

Date: 17 February 2026

Sent by email:

development.management@rochdale.gov.uk

Dear Ms M Hale,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Ms N Jackson

Site Address: Land By Ripponden Road, Delph, Littleborough, OL3 5UN

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, change of use and siting of shipping container for use as café (Use Class E) and portable toilet (retrospective), falls within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The proposed development was screened under 14(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely,

Georgia Pathy

Georgia Pathy

**Environmental Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr O Hoare (appellant's agent)

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