

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: 25/00652/CPL

Applicant Northern Accident Repairs Limited 8 First Street Manchester M15 4RP	Agent Mr Callum Crow (WSP) 8 First Street Manchester M15 4RP United Kingdom
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for the proposed laying of additional hardstanding within the curtilage of an existing industrial building

Location: Smallbridge Business Park, Unit 7, Riverside Drive Rochdale OL16 2SH

Valid On: 25 June 2025

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 The application is not supported by evidence that is sufficiently clear or unambiguous to demonstrate that run-off water from the proposed hard surface would be directed to a permeable or porous area or surface within the curtilage of the application building and therefore fails to demonstrate the proposal meets the requirements as set out in paragraph J.2 (b)(ii) under Class J of Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 20/02/2026

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 (1)	
2	For the avoidance of doubt, this decision is based on the following plans and documents: - Location Plan - Existing Site Plan. Drawing number: N173-05 - Proposed Block Plan. Drawing number: N173-08 / C - Topographical Survey. Drawing number: 1551 001 001 - Supporting Letter. Dated: 23 June 2025

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission 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>.