



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Full Planning Application**

APPLICATION REFERENCE: 25/01131/FUL

<b>Applicant</b> Montgomery Developments Ltd	<b>Agent</b> Mrs Teresa Critchlow Sammons Architectural Limited 10, Cawdry Buildings Fountain Street Leek ST13 6JP
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Part I - Particulars of Application

**Proposal:** Partial demolition, alteration and extension to form commercial vehicle workshop, authorised testing facility and external HGV storage area

**Location:** UNIT 2, STAKEHILL INDUSTRIAL ESTATE, FINLAN ROAD, MIDDLETON, MANCHESTER, M24 2RW

**Valid On:** 27 November 2025

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**

**Condition(s) (7)**

- 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:
  - Amended Site Location Plan Received by the Council 14/01/2026
  - Ramp and Retaining Walls
  - Site Sections - Planning Proposal - Site Plan - Dwg No 2025-3012-23 Dated October 2025
  - Existing Conditions - Outbuilding Plan and Elevations - Dwg No 2025-3012-03 Dated July 2025
  - Existing Floor Plans - Existing Conditions Floor Plans - Dwg No 2025-3012-01

- Planning Proposal Site Plan - Dwg No 2025-30122-22 Rev F - Dated October 2025 - received by the Council 18/02/2026
- Existing Elevations - Existing Conditions Sections and Elevations - Dwg No 2025-3012-02 - Dated October 2025
- Planning Proposal Floor Plans - Dwg No 2025-3012-20 - Dated October 2025
- Proposed Elevation - Dwg No 2025-3012-21 - Planning Proposal Section and Elevation - Dated October 2025
- Existing Site Plan Dwg No 2025-3012-04 - Dated September 2025
- Amended Proposed Fencing - Sales Drawing 2m High Euroguard Extra Fencing Drawing No J6/01059 - received by the Council 18/02/2026
- Amended Proposed Fencing Spec - Euroguard Extra - received by the Council 18/02/2026

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, foul and surface water shall drain on separate systems and any submission include:

- An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
- The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of any part of the development, and shall be retained thereafter for the lifetime of the development.

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, Policy JP-S4 of the adopted Places for Everyone Joint 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.

- 4 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 No development shall take place (including any demolition, site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials used in constructing the development;
- c. the erection and maintenance of security hoarding;
- d. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- e. hours of construction on weekdays, weekends and bank holidays.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

- 6 No external lighting shall be installed on the building or within the car park area unless and until a detailed scheme of lighting design has first been submitted to and approved in writing by the local planning authority. The scheme shall include the position and height on the building, luminance, angle of installation, hours of luminance and any hoods to be fixed to the lights. The external lighting shall be installed in complete accordance with the approved scheme and shall be retained as such thereafter.

Reason: In the interests of visual and neighbour amenity P3, G9 and DM1 of the Core Strategy, and the National Planning Policy Framework.

- 7 The extended building shall not be brought into first use until details of no. 2 bat boxes to be secured to the western or eastern brick elevation of the unit to be extended, are submitted to and approved in writing by the Local Planning Authority. Such details shall include a specification of the bat box to be used and the position of the fixing shown on plan.

Reason: To ensure the development delivers no net loss of biodiversity in compliance with policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Date of Decision: 19/02/2026

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)**

1	<p>INFORMATIVE:</p> <p>All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.</p>
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## 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>.