

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
PL/2025/1222	Claire Ringwood	5 th March 2026

Address: Tetrosyl Ltd, Royle Barn Road, Rochdale, OL11 3DU

Proposal: Retrospective application for an ancillary surface-mounted storage building, anchored to an existing concrete base

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Arcus?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 5 March 2026

SITE

The application site relates to a large warehouse building that is occupied by Tetrosyl who is a supplier and distributor of car care products, ranging from cleaning supplies to paint and oils. The Royle Barn Road warehouse is utilised as its main warehousing and distribution centre.

Adjoining the northern end of the application building is a leisure use known as the Soccer Factory and to the north west of the site, on the opposite side of Royle Barn Road, and to the north east, on the opposite side of Gypsy Lane, are industrial and warehouse premises. The south east boundary of the site adjoins the Manchester to Leeds railway line as well as a builder's merchants adjacent to Castleton railway station. On the opposite side of the railway line are further business premises, some of which are within the Castleton South Conservation Area. At the nearest point the Conservation Area is 150m from the application site.

The south west boundary of the site adjoins the rear elevations of properties on Smalley Street, on which the backs of terraced dwellings face onto the site for around half of its length. The site boundary to the rear of these dwellings is marked by a brick wall which is used as an open storage/parking area.

The site falls within a Defined Urban Area (G/D/1) and a Primary Employment Zone as defined in Rochdale Borough Council's Unitary Development Plan (UDP) Proposals Map.

PROPOSAL

This is a retrospective application for a storage building on an area of hardstanding within the main loading yard which the submitted Planning Statement states is currently used for external storage.

An email from the agent confirmed the building was constructed at the end of 2025 although this was not acknowledged in the application submission. The agent also confirmed that the building is used to store hard car parts, accessories and non-hazardous car cleaning and maintenance products.

The building measures 34.2m in length, 24.5m in width, 9m in height to eaves level and 13.2m at its highest point and has a pitched roof and a GEA of 838sqm.

The building is anchored to the existing hardstanding and the Planning Statement states there were no intrusive groundworks or foundations required to erect the building.

The materials comprise an aluminium frame with galvanised steel connections, light grey steel cladding walls and a translucent white PVC coated polyester roof.

The building is accessed from the north western elevation via two roller shutter doors and 1 pedestrian door with another pedestrian door to the rear of the building.

The building does not result in an increase in the number of staff which will remain at 130 employees and there is no change to the existing parking provision.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: 25060-SDA-ZZ-ZZ-DR-A-0001 - Existing Location Plan

Drawing No: 25060-SDA-ZZ-ZZ-DR-A-0201 – Proposed Plans & Elevations

Planning Statement by Mosaic Town Planning, October 2025

Received 5th December 2025

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development
JP-S4 Flood Risk and the Water Environment
JP-J1 Supporting Long-Term Economic Growth
JP-J2 Employment Sites and Premises
JP-J4 Industry and Warehousing Development
JP-G7 Trees and Woodland
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-C8 Transport Requirements of New Development

Rochdale Core Strategy:

The following policies of the adopted Rochdale Core Strategy are relevant:-

SO1	Delivering a more prosperous economy
E2	Increasing jobs and prosperity
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a greener environment
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land stability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements

Relevant saved Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
EC/2 Primary Employment Zone

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016).

RELEVANT SITE HISTORY

13/00443/VRCON - Application to remove condition 12 of planning permission D53889 (Outline Application Including Access and Scale for Mixed Use Development For A1 (Shops), A2 (Financial And Professional Services), A3 (Restaurants And Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaway), B1 (Business), B2 (General Industrial), B8 (Storage And Distribution), C3 (Dwellinghouses) And D1 (Non-Residential Institutions)) in order to allow retention of existing 6953 square metre warehouse to northern end of site for B1/B2/B8 purposes. Approved 01/11/2013.

15/00777/FUL - Re-cladding and re-roofing of existing unit including an increase in roof height. Approved 30/09/2015.

15/01382/ANM - Application for non-material amendment to planning permission 15/00777/FUL for installation of facing brickwork to external walls and reduction in number and repositioning of loading doors on Smalley Street elevation. Approved 03/02/2016.

15/01421/FUL - Erection of external loading canopy on Smalley Street elevation. Approved 24/02/2016.

16/00078/FUL - Erection of 3 external lighting columns to yard (part retrospective). Approved 03/08/2016.

16/00571/FUL - Overclad the north-east, south-east and north-west elevations of existing building on Smalley Street and overclad all elevations of existing security cabin situated at the entrance to the site. Approved 15/07/2016.

16/00869/FUL - Construction of new vehicular access to car park on Royle Barn Road. Approved 28/09/2016.

17/00914/FUL - Erection of 2 sprinkler deluge tanks and associated pump house (Retrospective). Approved 09/10/2017.

17/00335/HAZ – Application for consent to store hazardous substances. Withdrawn 12/06/2019.

19/00817/HAZ - Application for the storage of Hazardous Substances. Approved 04/06/2020.

23/00936/HAZ - Application for the storage of Hazardous Substances. Approved 21/03/2024.

SUMMARY OF CONSULTATION RESPONSES

Highways

Summary: No objections.

Environmental Protection (Land)

Summary: No objections.

Environmental Health (Noise)

Summary: No comments at the time of writing.

REPRESENTATIONS

Written notification letters were sent to occupiers of properties surrounding the development site. 3 letters of representation have been received raising the following comments:

1. Over-development of the site;
2. Impact on highway safety and traffic;
3. Increase in air pollution;
4. Noise and disruption will increase;
5. Has the extension already been constructed;
6. Is the extension to house more toxic substances

ANALYSIS

Principle of development

The application site is located within the defined urban area and a Primary Employment Zone as allocated under the saved UDP allocations plan. Saved Policy EC/2 establishes that within primary employment zones development and change of use for industrial, business and warehouse uses will be permitted where the proposals:

- are of an appropriate scale and character to the area;
- will cause no unacceptable environmental or amenity problems; and
- will cause no unacceptable traffic problems.

Policy E2 of the adopted Core Strategy also ensures that there will be a sufficient supply of suitable land, buildings and infrastructure to support the creation and retention of successful businesses. Policy JP-J2 of PfE states 'a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost' whilst Policy JP-J4 states 'industrial and warehousing accommodation is essential to a wide range of businesses across many economic sectors.....At least 3,513,000sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039'.

The site is located within an existing industrial/commercial area where there is a mixture of larger and smaller industrial units in close proximity. Given the surrounding land uses and land allocation, it is considered that the principle of development is acceptable and in accordance with Policy EC/2 of the saved UDP, Policy E2 of the Core Strategy and Policies JP-J2 and JP-J4 of PfE and the NPPF.

Visual amenity and impact on the character and appearance of the area

Policy P1 of the Council's adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality. Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place.

The storage building is to the south of the existing building comprising a GEA of 838m². In respect of the design, size and scale of the building, the development is considered

acceptable in the context of the existing industrial buildings on the site. The proposed building is to the rear side of the site and although it is visible from Royle Barn Road, it is minor in comparison to the overall size of the existing building and the site itself. During a site visit a long single storey structure was noted to the side of the application building, the agent stated they had no knowledge of this structure and an informative will be included in the decision advising the applicant that this may require planning permission.

The building will be used for storage and will not result in any intensification of use of the site. The design is compatible with the surrounding industrial context and comprises an aluminium frame with galvanised steel connections, light grey steel cladding walls and a translucent white PVC coated polyester thermos roof which reflect those on the existing building.

The building is therefore considered appropriate within the Primary Employment Zone and responds appropriately to the industrial character of the surrounding area.

Further to the above, the development is considered acceptable in terms of visual amenity and impact on the character and appearance of the area. The application therefore complies, in this regard with Policies DM1, P1 and P3 of the Rochdale Core Strategy, Policies G/D/1 and EC/2 of the saved UDP and the NPPF.

Residential amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for all existing and future occupants of land and buildings. Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *'should be carefully designed to protect the amenity of the occupants of adjoining properties.'*

Although the application site is located within an allocated employment zone there are residential properties to the south of the site. The closest residential properties are on Smalley Street and there is a distance of approximately 120m between the boundary of the closest properties and the proposed building. Officers consider that the separation distance is sufficient to protect these neighbouring properties from any overbearing effects of the development and there is not considered to be any impact in regard to loss of privacy or overshadowing.

A Noise Impact Assessment has not been submitted with the application however, as the use of the building is ancillary to the existing use, and taking into consideration the scale of the existing use, officers do not expect noise emissions to be significantly different in character to the existing use. As such, officers consider that the proposal will not have an adverse impact on the existing residential units in regard to noise and disturbance.

The neighbouring industrial units will notice the additional height and overall size of the extension however, in the context of the existing industrial estate, the proposal is not considered to be harmful to the amenity of these neighbouring units.

As such, the proposal would sufficiently protect the amenity of surrounding occupiers and the development would, in this regard, accord with Policies G9 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and, in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy. Policy JP-C8 of PfE states that 'we will require new development to be located and designed to encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. We will do this by.....8. Ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene; and where appropriate parking provision is flexible and can be adapted over time to reflect demand'.

Access to the site will remain as existing and the Council's Highways Officer has raised no objection. The siting of the proposed building is within a large general yard area where palletted goods are already stored. The proposal would not alter the current parking provision or vehicle pathways.

Taking the above matters into consideration, the proposed development is in accordance with policy T2 of the adopted Rochdale Core Strategy and JP-C8 of PfE.

Drainage and Flooding

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The policy aims to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from development sites. JP-S4 of PfE states flood risk will be managed by '2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants'.

The application site is not in a flood risk area and is not a major development. As such, a detailed drainage strategy is not required however, the development should aim to follow the drainage hierarchy and look at all options for the sustainable management of surface water. This matter should have been addressed through building regulations however, an informative will be added to the decision to ensure the drainage hierarchy is fully investigated.

The proposed development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Ecology and Landscaping

Policy G6 establishes that development should protect and improve green spaces and where trees are to be removed they should be replaced at a ratio of 2:1. This is reinforced in Policy JP-G7 of PfE which states 'where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision'. Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

There is a line to trees to the eastern boundary of the site separating the application site from the railway line however, the majority of the site comprises hardstanding and buildings and the building is located on an area of hardstanding. Notwithstanding this, planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include the integration of bat or bird boxes into the building or within the site. No biodiversity enhancements have been submitted and this matter can be dealt with by way of condition.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development is subject to the mandatory general biodiversity gain condition. A BNG assessment has been provided that indicates 10% net gain is not achievable on the site and the scheme has a deficit of 0.26 habitat units which are required to meet the statutory 10%.

The building has been constructed on an area of existing hardstanding and as such, the building has not had an impact on any onsite priority habitat. For this reason, the development is considered to be exempt from providing any biodiversity net gain as the site has a biodiversity value of zero so no gain is required.

Subject to the above condition, Officers are satisfied that the development accords with Policies G6 and G7 of the Rochdale Core Strategy, Policy JP-G8 of PfE and the NPPF.

Contamination and Land Stability

Policy G9 requires that any risks associated with contaminated land are identified and addressed prior to development. In addition, the borough has been subjected to past coal mining activity, which has left a legacy. It is therefore important that ground conditions are fully considered by developers as part of new development proposals and, where necessary, appropriate remedial measures must be set out and implemented to address any issues of unstable land and ensure safety and stability of new development.

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The Council's Environmental Protection Officer has raised no concerns with the development as the building is anchored to the existing hardstanding and there were no intrusive groundworks or foundations required to erect the building.

The development is therefore considered in accordance with Policy G9 of the adopted Rochdale Core Strategy and the NPPF.

RECOMMENDATION

GRANT subject to the following conditions:

1. APPROVED PLANS

This permission relates to the following plans:-

Drawing No: 25060-SDA-ZZ-ZZ-DR-A-0001 - Existing Location Plan

Drawing No: 25060-SDA-ZZ-ZZ-DR-A-0201 – Proposed Plans & Elevations

Received 5th 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.

2. HABITAT ENHANCEMENT SCHEME

Within 3 months of the date of the decision notice, details of the installation of bat and bird boxes on the building or within the site 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.

Procedure Statement

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.

Notes for Applicant:

The applicant is advised to check whether the single storey structure to the side of the application building requires planning permission. This structure is not shown on the submitted plans.