

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

APPLICATION REFERENCE: PL/2025/1222

Applicant Artur Bonczak Tetrosyl Distribution Warehouse, Royle Barn Road, Castleton, Rochdale, OL11 3DT	Agent Zac Wilkinson Bloc 17 Marble Street, Manchester, M2 3AW
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Part I - Particulars of Application

Proposal: Retrospective application for a ancillary surface-mounted storage building, anchored to an existing concrete base
Location: TETROSYL, ROYLE BARN ROAD, ROCHDALE, OL11 3DU
Valid On: 5 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (2)**

- 1 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 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.

Approval Reason(s) (1)

- 1 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: 05/03/2026

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	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.

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>.