

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

APPLICATION REFERENCE: PL/2026/0003

Applicant Mr A Mawson St Paul's Church Edenfield Road Norden Rochdale OL12 7SJ	Agent Mr R Storah 46 Halifax Road Todmorden OL14 5QG
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Part I - Particulars of Application

Proposal: Renewal of heating system and the installation of roof mounted PV solar panels and air heat source pump
Location: St Paul's Church, Edenfield Road, Norden, Rochdale, OL12 7SJ
Valid On: 28 January 2026

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 By reason of their prominent siting and appearance, the installation of solar panels would give rise to a visually intrusive and harmful addition to the Grade II Listed St Paul's Church that will result in less than substantial harm to the special historic significance of this designated asset and will not preserve or enhance the Church's special architectural interest. The identified public benefits are not considered to be of such value as to outweigh the resulting harm and the proposals fail to comply with Policies P2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 By reason of the siting, height and orientation of the proposed installation of solar photovoltaic panels, and their proximity to the facing residential properties of nos. 705-713 (odds only) Edenfield Road, in the absence of an appropriate assessment, it is not considered that the application is able to sufficiently discount an adverse impact upon the amenity of the occupiers of these properties from glare associated with the proposals. The application therefore fails to comply with the contents of Policies G9 and DM1 of the adopted Rochdale Core Strategy, the Policy JP-P1 of the adopted Places

for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 11/03/2026

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 (2)	
1	The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.
2	For avoidance of doubt the decision relates to the following plans and documents: - Location Plan - Proposed Site Plan 24-050-205 - Proposed Sections 24-050-031 A - Proposed Roof Plan 24-050-211 A - Proposed N&W Elevations 24-050-220 A - Proposed S&E Elevations 24-050-221 B - Existing and Proposed Boiler Room 107.24.M3 - Design and Access Statement 24-050

	- Heritage Statement 24-050
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INFORMATIVE:

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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>.