

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application - Change of Use

APPLICATION REFERENCE: 25/01159/FUL

Applicant Mr Khalid Aldarragi Apex Padel Clubs Unit 9 Vaughan Street Industrial Estate Manchester M12 5BT	Agent Umayr Azam
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Part I - Particulars of Application

Proposal: Temporary Change of Use of existing building for a period of 3 years to an indoor padel sports facility including the installation of 10No indoor padel courts, reception area with ancillary café, toilets/changing facilities and associated internal works. External works including new entrance door and external refuse and cycle store.

Location: Belfield Hall Farm
Albert Royds Street
Rochdale
OL16 5AA

Valid On: 9 January 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (6)

- 1 The permission hereby granted is for a limited period only, expiring on the date of three years from the date of this permission and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

Reason: In the interests of amenity and as the proposals are for a temporary period only pursuant to policies DM1 of the Rochdale Core Strategy.

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Location Plan dated 12.11.2025

Proposed Floor Plan – Drawing number 25-99-20-001 revision R1

Proposed Elevations – Drawing number 25-99-20-002 revision R1

Proposed Elevation 2 – Drawing number 25-99-20-003 revision R1

Proposed Site Plan - Drawing number 25-99-20-004 revision R3

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

- 3 The approved Padel facility shall not be open outside the following hours: Mondays to Sundays 06:00 to 24:00 (Midnight).

Reason: In interests of amenity in order to reduce noise and general disturbance in accordance with Policy DM1 of the adopted Rochdale Core Strategy.

- 4 The car parking indicated on the Proposed Site Plan reference 25-99-20-004 R3, shall be surfaced, demarcated and made available for use prior to the Padel Tennis Centre being brought in to use. The car parking shall then be available at all times whilst the Padel Tennis Centre is operational and be retained thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 The designated pedestrian walkway as indicated on the Proposed Site Plan reference 25-99-20-004 R3, shall be surfaced, demarcated and made available for use prior to the Padel Tennis Centre being brought in to use. The designated pedestrian walkway shall then be available at all times whilst the Padel Tennis Centre is operational and be retained unobstructed thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The cycle store arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained as constructed thereafter for their intended purpose.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 7 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 conditions.

Date of Decision: 20/03/2026

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.

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 VI 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>.