

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

APPLICATION REFERENCE: 25/00353/FUL

Applicant Mr A Cartwright() Cope Funeral Services Ltd West Hill House 158-170 Manchester Road Rochdale OL11 4JQ	Agent Amanda Olley (Summit Planning Associates) Unit 17/18 Downs Court Business Centre, The Downs, Altrincham, WA14 2QD
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Part I - Particulars of Application

- Proposal:** Demolition of existing funeral home and detached garages and the erection of 28 self-contained apartments within three blocks over 3/4 floors with associated landscaping and on-site parking, cycle storage and bin storage, new vehicular entrance from Castle Avenue, closure of the vehicular entrance from Manchester Road and new pedestrian entrance from Manchester Road.
- Location:** Cope Funeral Services Ltd West Hill House 158-170 Manchester Road Rochdale OL11 4JQ
- Valid On:** 18 July 2025

DECISION: REFUSE PERMISSION

Refusal(s) (5)

- 1 By reason of its excessive scale, height and massing, the proposed development would be overly-dominant in the streetscene and unsympathetic in appearance. In addition, the architectural detailing and fenestration, combined with the proposed materials compound the poor design which fails to respect the character of the surrounding area. As such the proposed development would conflict with Rochdale Core Strategy Policies P1, P3, C3 and DM1 and the National Planning Policy Framework.
- 2 By reason of its excessive scale, height, massing and insufficient separation distances, the proposed development would have a detrimental impact on the living environment of neighbouring properties in terms of loss of privacy, overlooking, visual dominance and overbearing effects. The proposed development is therefore contrary to Policies DM1 and G9 of the Core Strategy, the Council's SPD and the NPPF.
- 3 The proposed development fails to provide an acceptable standard of living for future residents due to non-compliance with the Nationally Described

Space Standards, lack of privacy to ground floor flats without defensible space and the creation of unsecure secluded areas. Furthermore, the application fails to achieve the energy and carbon targets set out in PfE policy, nor has sufficient information been provided as to compliance with Part M4(2) accessibility standards. Combined, these factors are to the detriment of the living standards of future residents and is contrary to Policies DM1 and G9 of the Core Strategy, PfE Policies JPS-2 and JP-H3, and the NPPF.

- 4 The application has failed to provide sufficient information regarding ecology and trees, including the habitats present onsite, species lists within habitats, priority species, and suitable 2:1 tree replacement. The submitted information pertaining to BNG is inaccurate and insufficient. As such, the proposal is contrary to Policies G6 and G7 of the Core Strategy, Policies JP-G6, JP-G7 and JP-G8 of PfE and the NPPF.
- 5 The application has failed to provide sufficient information in respect of a comprehensive drainage strategy and a SuDS Assessment. The drainage plan as submitted is inaccurate and significantly lacking in detail. No details have been provided to demonstrate consideration of SuDS. As such, the proposal is contrary to Policy G8 of the Core Strategy, Policies JP-S4 of PfE and the NPPF.

Date of Decision: 27/03/2026

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 assessment of this application is based on the following drawings: Drawing No: 24067-001 Rev A – Existing Floor Plans and Elevations Drawing No: 24067-002 – Existing Floor Plans and Elevations (Garage) Drawing No: 24067-200 Rev A – Site Location Plan

	Received on 18th July 2025 Drawing No: 24067-201 Rev B – Proposed Floor Plans Drawing No: 24067-202 Rev B – Proposed Floor Plans Drawing No: 24067-203 Rev C – Proposed Floor Plans Drawing No: 24067-204 – Proposed Floor Plans Drawing No: 24067-205 – Proposed Floor Plans Drawing No: 24067-210 Rev C – Proposed Elevations Drawing No: 24067-211 Rev C – Proposed Elevations Drawing No: 24067-220 Rev B – Proposed Site Plan Drawing No: 24067-230 Rev B – Topographical Survey Drawing No: 24067-231 Rev B – Site Sections Drawing No: 24067-232 – Site Sections B Received on 18th December 2026 Drawing No: 24067-240 – Proposed Drainage Plan Received on 30th January 2026
2	The applicant is advised that there are TPO trees at the rear of the site within West Hill.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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>.