

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00869/VRCON

Name and address for correspondence:	Applicant name:
NJL Consulting NJL Consulting Origin, 6th Floor 70 Spring Gardens Manchester M2 2BQ	ERP (ACCRINGTON) LIMITED

Part 1 - Particulars of Application

Date of Application: 18 September 2025

Proposal:	Continued use as a retail unit without compliance to condition 2 of planning permission number D22473 (restricting A1 use to Do-It-Yourself goods only) to allow full A1 use with the exception of food without comply with Condition 3 of planning permission 00/D37893 (to allow the unit to be used as a food store, Use Class E)
Location:	Carpetright Plc , Whitworth Road, Rochdale, Rochdale, OL12 0TY

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been

GRANTED SUBJECT TO CONDITIONS for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 No goods, materials, waste products, containers or vehicle trailers shall be stored on land outside the buildings.

Reason: In order to ensure satisfactory appearance in the interests of visual amenity, and to prevent nuisance arising.

- 2 The existing car park shall be retained and maintained as a car park area thereafter.

Reason: In order to ensure that there is adequate provision for vehicles to park clear of the highway in the interests of road safety and amenity and to prevent obstruction.

- 3 The vehicular access to the car park from Duke Street shall be used as an entrance to the site only and not as an exit for the site.

Reason: In the interests of road safety.

- 4 Visibility splays of 4.5 metres by 33.0 metres shall be provided at the junction of Queen Street with Whithall Street. The area of land between the visibility splay line and the highway shall be kept clear of all obstructions in excess of 0.6 metres in height.

Reason: In the interests of road safety.

- 5 Visibility splays of 4.5 metres by 33.0 metres shall be provided at the junction of Queen Street with Duke Street. The area of land between the visibility splay line and the highway boundary shall be kept clear of all obstructions in excess of 0.6 metres in height.

Reason: In the interests of road safety.

- 6 Visibility splays of 4.5 metres by 33.0 metres shall be provided at the junction of the access with Whitehall Street. The area of land between the visibility splay line and the highway boundary shall be kept clear of all obstructions in excess of 0.6 metres in height.

Reason: In the interests of road safety.

- 7 Visibility splays of 4.5 metres by 33.0 metres shall be provided at the junction of the access to the site with Duke Street. The area of land between the visibility splay line and the highway boundary shall be kept clear of all obstructions in excess of 0.6 metres in height.

Reason: In the interests of road safety.

- 8 No walls, fences, flag poles or other boundary markers shall be erected along the Whitworth Road/Duke Street boundary without the prior written consent of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

- 9 Hours for deliveries are restricted to 08:00 to 20:00 Mondays to Sundays including Bank Holidays. The approved delivery times shall be adhered to at all times thereafter.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance

with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 Decision Issued 17 December 2025

Melanie Hale
Head of Planning Services

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.

The applicant is advised that any new signage will need separate advertisement consent.