

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

APPLICATION REFERENCE: 25/00862/FUL

Applicant Mr Dave Topping (Saw Mills Industrial Estate Ltd) 4 Penthorpe Drive Royton Oldham OL2 6LJ	Agent Mr Nick Harden (Edifice Building Consultants Ltd) Office 2 The Old Printworks Bowden Hall Bowden Lane Marple / Stockport SK6 6ND
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Part I - Particulars of Application

Proposal: Sub-division of existing building into 6 units (Use Class B2 - General Industrial), replacement roof including addition of rooflights, installation of 4 doors and 2 roller shutters, removal of flues, and associated works including alterations to parking layout and boundary treatment

Location: 43A, Northern Accident Repair
Oldham Road
Rochdale
OL16 5QL

Valid On: 1 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (5)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:
 - Existing Location and Block Plan. Drawing number: 1003-1.01.
Revision: C

- Existing Site Plan. Drawing number: 1003-1.02. Revision: C
- Existing Site Plan with Topo Overlay. Drawing number: 1003-1.03. Revision: C
- Existing Ground and First Floor Plan. Drawing number: 1003-2.01
- Existing First Floor / Roof Plan. Drawing number: 1003-2.02. Revision: A
- Existing Front and Rear Elevations. Drawing number: 1003-2.03
- Existing Side Elevations. Drawing number: 1003-2.04
- Proposed Site Plan. Drawing number: 1003-1.04. Revision: E
- Proposed Site Plan with Topo Overlay. Drawing number: 1003-1.05. Revision: E
- Proposed First Floor / Roof Plan. Drawing number: 1003-3.02. Revision: D
- Proposed Front and Rear Elevations. Drawing number: 1003-4.01. Revision: B
- Proposed Side Elevations. Drawing number: 1003-4.02. Revision: B
- Proposed Ground and First Floor Plan. Drawing number: 1003-3.01. Revision: C
- Proposed Internal Fence Elevation. Drawing number: 1003-FD01

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

- 3 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes to be integrated to the fabric of the buildings hereby approved. The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The vehicle parking, servicing and other vehicular access 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 thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core

Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

- 5 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within section 6 of the Noise Impact Assessment (produced by Peak Acoustics; dated: 26/11/2026). No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved acoustic measures have been implemented to achieve the required maximum noise levels. The noise mitigation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 09/04/2026

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	INFORMATIVE:

	All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.
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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>.