

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01068/FUL

Name and address for correspondence:	Applicant name:
Mr Mannan Iqbal Nicol Thomas Heyside House Blackshaw Lane Royton OL2 6NS undefined	Hallmark Developments (NW) Ltd

Part 1 - Particulars of Application

Date of Application: 13 December 2022

Proposal:	Residential development comprising 52 no. dwellings with associated access and infrastructure
Location:	Former Oakenrod Primary School, Bury Road, Rochdale, OL11 4EE, ,

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 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 subject to the following condition(s):

Conditions and Reasons:

- 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 This permission relates to the following plans and documents:

Drawings

- o Location Plan Drawing No P(01)
- o R-0885-100 Proposed Site Plan Rev D
- o R-0885-102 Proposed Site Plan Detail Rev B
- o R-0885-110 Proposed Site Sections S1-S1 & S2-S2 Rev C
- o R-0885-115 Proposed Site Section S3-S3 Rev A
- o R-0885-120 Proposed Bury Road Elevation Rev B
- o R-0885-200 Proposed Type A Flats Rev D
- o R-0885-205 Proposed Type B Houses Rev B
- o R-0885-210 Proposed Type B Terrace Floor Plans
- o R-0885-215 Proposed Type B Terrace Elevations Rev B
- o R-0885-220 Proposed Type C Houses Rev B
- o R-0885-225 Proposed Type C1 House Rev C
- o R-0885-230 Proposed Type D House Floor Plans
- o R-0885-235 Proposed Type D House Elevations Rev A
- o R-0885-240 Proposed Type D1 House Rev A
- o R-0885-245 Proposed Type D1 House Semi-Detached Floor Plans
- o R-0885-250 Proposed Type D1 House Semi-Detached Elevations Rev A
- o R-0885-255 Proposed Type D1 Terrace Floor Plans
- o R-0885-260 Proposed Type D1 Terrace Elevations Rev A
- o R-0885-265 Proposed Type E Houses with Hipped Roof Rev B
- o R-0885-270 Proposed Type E Houses with Dormer Gable Roof Rev B
- o R-0885-275 Proposed Type F Houses with Hipped Roof Rev A
- o R-0885-280 Proposed Type F Houses with Gable Roof Rev B
- o R-0885-285 Proposed Type F1 Houses Rev A
- o R-0885-290 Proposed Type G Houses Floor Plans Rev B
- o R-0885-295 Proposed Type G Houses Elevations 1:50 Rev B
- o R-0885-300 Proposed Type G Houses Elevations with Dormer Gable Rev B
- o Landscape Proposal Drawing No 7188.01 Rev E
- o Landscape Proposal Drawing No 7188.02 Rev E
- o Landscape Proposal Drawing No 7188.03 Rev E
- o Drainage Plan and Details Drawing No DWG-TJBA-HALLMARK-OAKENROD-240220 Rev 2 Dated November 2024

Documents

- o Biodiversity Metric Report 81-303-R1-3 dated 15/08/2025
- o Landscape and Ecological Management Plan 81-303-R2-3 dated March 2025
- o Landscape Management Plan JW/7188/LMP/REV F
- o Drainage Strategy Report REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 1
- o Flood Risk Assessment REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 3
- o Coal Mining Risk Assessment REP-TJBA-HALLMARK-OAKENROD-CMRA-260224 Rev 1
- o Phase 1 Geoenvironmental Desk Study Referenced A4743/22
- o Phase II Geoenvironmental Site Assessment Referenced 16-932-R1-1
- o Historic Environment Assessment Referenced BA/RN/2210
- o Archaeological Desk Based Assessment Referenced BA/RN/2204
- o Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11

- o Transport Statement Referenced AM/220751/TS/00
- o Travel Plan Referenced AM/220751/TP/0
- o Energy Statement Referenced Z52388.1
- o Viability Assessment dated August 2022
- o Noise Impact Assessment Referenced Z52388
- o Crime Impact Statement Referenced 2022/0092/CIS/01

and the development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.

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 and the National Planning Policy Framework.

- 3 No development (other than demolition or works of site preparation or clearance) shall take place until a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall thereafter be fully implemented.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Details of remediation will be required to ensure the safe development of the site during the construction and operation phases of the development.

- 4 The development shall be carried out in accordance with the submitted Flood Risk Assessment (Ref TJBA-HALLMARK-OAKENROD-FRA2&3-220120, Dated November 2024 Rev 3) and the following mitigation measures it details:

- o Finished floor levels shall be set no lower than 116.74 metres above Ordnance Datum (AOD) on the upper reach, and 115.31 mAOD on the lower reach.

- o Flood contour, compensation and flow route mitigation shall adhere to the appropriate plan in the FRA at "Flood Contour, compensation and Flow Route Mitigation Plan", drawing name DWG-TJBA-HALLMARK-OAKENROD-24-0220 Rev 1.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the Scheme's timing/phasing arrangements. The detailed measures above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 5 The drainage for the development hereby approved, shall be carried out in accordance with the principles set out within the submitted Foul & Surface Water Drainage Design Drawing 240220, Rev 2 - Dated November 2024 which was prepared by T J Booth Associates. For the avoidance of doubt, surface water must drain at the restricted rate of 12.13 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 6 No development shall commence until a Landscape and Ecological Management Plan, including long-term design objectives, any site remediation or clearance of spoil, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- o Details of any site remediation and/or removal of demolition spoil within riparian area R-0885-105.
- o Details of maintenance R-0885-105.
- o Details of maintenance regimes.
- o Details of any new habitat created on site including attenuation basin.
- o Details of retained habitats including pond, woodland and scrub areas.
- o Details of treatment of site boundaries and/or buffers around water bodies.

- o Details of management responsibilities.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value in line with National Planning Policy, adopted Policies G6, G7 of the Rochdale Core Strategy and JP-G2, JP-G3 and JP-G8 of Places for Everyone Joint Development Plan.

Reason for pre-commencement condition: Details of Landscape and Ecological Management will be required to ensure the satisfactory treatment and development of the site during the construction and operation phases of the development with regards to existing wildlife.

- 7 No development (including any demolition, site clearance or preparation works) shall take place until a detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of invasive non-native (alien) species of plant during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

- 8 No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme.

The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
 - a) an archaeological evaluation through 'strip, map and record' of former workers' housing in the north-eastern part of the site;
 - b) detailed excavation of the waterwheel pits, water turbine and steam-power plant.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance, including the installation of a permanent information panel to be installed prior to occupation of the 52nd dwelling.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with Paragraph 205 of the NPPF To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

- 9 No above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include large scale drawings of brickwork detailing where it is proposed at a scale not less than 1:20. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 10 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and

detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 11 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 12 No Solar Photo-Voltaic Panels shall be installed in the dwellings hereby approved unless full details and specifications including large scale drawings at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 13 No above ground works shall take place until full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt the existing railings and stone boundary to the north of the site on Bury Road shall be retained.

Prior to the occupation of any plot, the approved boundary treatments affecting that plot shall be erected in accordance with the approved details and shall thereafter be retained at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the surrounding area in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 14 No above ground works shall take place until details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

- 15 All proposed planting set out within Drawings 7188.01 Rev D, 7188.02 Rev D and 7188.03 Rev D of the Proposed Landscape Management Plan, shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a

period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

- 16 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of PfE and the National Planning Policy Framework.

- 17 No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site have been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 dated December 2022.

The necessary protection measures shall be retained and the Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 dated December 2022 shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 18 Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust Management Plan;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- o Parking of construction vehicles and staff.

The development shall be carried out in accordance with the approved construction management plan throughout the construction period.

Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-commencement Condition: Construction/clearance works on-site have the potential to impact residential health and amenity, and the natural environment/habitats from the initial stages. Appropriate safeguards should therefore be put in place prior to works starting.

- 19 The development hereby approved shall be designed and constructed in accordance with the recommendations and specifications set out in sections 3 and 4 of Crime Impact Statement, ref.2022/0092/CIS/01, Version A dated 22.04.22, unless otherwise agreed in writing by the Local Planning Authority, and the agreed measures shall be retained and maintained thereafter.

Reason: In the interests of crime prevention and community safety, having regard to Core Strategy Policy and the National Planning policy Framework.

- 20 The development hereby approved shall be implemented in accordance with Section 5 (Recommendations for Noise Mitigation) of the submitted Noise Impact Assessment (NIA) prepared by Azymuth Acoustics UK referenced Z52388 to achieve the following internal and external noise levels:

- i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;
- v. Noise in external amenity areas shall not exceed 58dB(A).

Prior to first occupation, a scheme of validation, identifying a representative sample of plots shall be submitted to and approved by the Local Planning Authority. Thereafter, and prior to occupation of the identified sample plots, a validation report(s) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Policies G9 and DM1, and the NPPF.

- 21 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because this application was submitted before Biodiversity Net Gain (BNG) became mandatory on 12 February 2024 and for that reason the proposed development is exempt from providing mandatory BNG.

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 condition.

Date Decision Issued 2 September 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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.