

APPLICATION NUMBER: 25/00593/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00593/FUL

CASE OFFICER
Claire Ringwood

DATE
19th November 2025

Address: Land Adjacent To 28 School Lane, Rochdale, OL16 1QP

Proposal: Erection of a single-storey industrial unit for storage and distribution purposes (Use Class B8)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 19/11/2025

SITE

The application site relates to a vacant piece of land that sits on a triangular plot between Moore Street, Great George Street and School Lane close to Rochdale Town Centre. There are existing commercial buildings on this land and the application site is located on a small area of land fronting School Lane. Google StreetView images suggest this land has been vacant from at least 2009 although it has been used for ad-hoc parking as there is no dropped kerb to access the land.

The surrounding area is a mixture of retail, commercial and residential.

The site is within the Defined Urban Area (Policy G/D/1), a Physical Regeneration Area (Policy G/R/1) and an SSSI Impact Risk Zone as identified in the Proposals Map of the saved UDP. The site is also close to Rochdale Town Centre Conservation Area.

PROPOSAL

The application is for the erection of a 135sqm single storey commercial storage unit on land to the south of School Lane. The proposed building is irregular in shape due to the constraints of the site and measures 14.5m in width at the front and 15m in width at the rear, it is 13m in depth along the boundary with 28 School Lane and 8.9m in depth to the west side elevation. The proposed building has a pitched roof that is lower at the rear than it is at the front. The height to eaves level at the front is 3.7m and 2.5m at the rear with a maximum height of 4.6m.

The submitted application form refers to a B8 – storage and distribution use.

Two car parking spaces are proposed to the side of the site along with bin storage. The application form states a commercial waste management company will be contracted to manage waste and recycling.

A dropped kerb is proposed to the frontage and there is an existing telegraph pole and street light which will need to be relocated.

The materials will consist of red facing brick and grey composite insulated roof panels. Two roller shutter doors are proposed to the front along with a side door.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: NA-P01 – Floor Plan
Drawing No: NA-P02 – Site Plan
Biodiversity Net Gain (BNG) Exemption Statement
Received 4th July 2025

Location Plan
Received 30th July 2025

Design & Access Statement
Received 31st July 2025

The following amended plans were submitted on 25th September 2025:

Drawing No: NA-P01 – Floor Plan
Drawing No: NA-P02 – Site Plan

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development
JP-J1 Supporting Long-Term Economic Growth
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-C8 Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

E2 Increasing jobs and prosperity
E3 Focusing on economic growth corridors and areas
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
G/R/1 Physical Regeneration
R/3 Drake Street Physical Regeneration Area, Rochdale

RELEVANT SITE HISTORY

None.

SUMMARY OF CONSULTATION RESPONSES

Conservation Officer

Summary: Following a discussion with the Conservation Officer no objection was raised subject to details of materials being submitted.

Highways

Summary: No objection subject to a contribution towards amendments to the Traffic Regulation Orders in the area to prevent parking fronting the premises. A S278 Agreement will also be required for changes to the kerb line.

Transport for Greater Manchester (TfGM)

Summary: No objection from a TfGM perspective. The location of the proposed development is also sufficiently remote from Metrolink that we have no comments to make from a Metrolink perspective.

Greater Manchester Ecology Unit (GMEU)

Summary: No objection subject to conditions and an informative relating to nesting birds, biodiversity enhancements and protected species.

Greater Manchester Archaeological Advisory Service (GMAAS)

Summary: No objection to the proposal.

Environmental Health

Summary: No comments at the time of writing.

Street Lighting

Summary: No comments at the time of writing.

REPRESENTATIONS

The application has been publicised through neighbour notification letters. No letters of representation have been received.

ANALYSIS

Principle of development

The application site is located within the defined urban area and a physical regeneration area as allocated under the saved UDP allocations plan. Saved Policy G/D/1 establishes the boundary of the urban area and ensures new development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside. PfE Policy JP-J4 states at least 3,513,000sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039.

The application site is in a predominantly commercial area and the proposed building is of a size that can be accommodated within the site. Given the surrounding land uses and land allocation, it is considered that the principle of development for a small storage and distribution use as proposed is acceptable and in accordance with the requirements of saved UDP Policy G/D/1 and Policy JP-J4 of PfE.

Visual amenity and impact on the character and appearance of the area

Policy P1 of the Council's adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality, and maximising the potential for heritage assets to provide a sense of place and image. Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place.

The application site is only 187sqm and the proposed building has been designed around the constraints of the site and therefore has a splayed rear elevation and extends longer in depth adjacent to 28 School Lane. The proposed building has a pitched roof that is shallower at the rear than it is at the front. There are windows to the side elevation of 28 School Lane and windows to the rear at 12 Moore Street however, the ridge height of the proposed building has been designed so that these windows are not covered. The proposed building would be constructed of red brick and grey composite roof panels with two roller shutter doors to the front and a smaller roller shuttered door to the side (secure materials by way of condition).

The proposed building would extend up to the pavement which would match the building line of 28 School Lane although it would extend forward of the building to the west on Moore Street which is occupied by Auto Battery Service Ltd.

The Proposed Site Plan identifies the provision of 2 car parking spaces to the west of the site along with bin storage. Although there will be clear views of the building from the street it will replace a vacant piece of land and would not be unacceptable given the nature of the existing uses surrounding the site.

The application site does not contain any designated heritage assets, although it is close to (although not within the setting of) the Grade II* listed Church of St Chad and the Rochdale Town Centre Conservation Area. The application is not supported by a Heritage Statement or any other documentation that considers the potential harm of development to the significance of the historic built environment, but the Council's Conservation Officer has raised no concerns subject to a materials condition.

The application site does not contain any known or suspected archaeological remains, and the design proposals suggest that there will be limited requirement for ground-breaking works that could damage or remove any unsuspected below-ground remains and GMAAS raised no objection.

Further to the above, the development is considered acceptable in terms of visual amenity and impact on the historic environment. The application therefore complies, in this regard with Core Strategy Policies P1, P3 and DM1.

Residential amenity

Paragraph 131 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "*should be carefully designed to protect the amenity of the occupants of adjoining properties.*"

Although the application site is located within a predominantly commercial area, there are residential properties relatively close by. However, due to the size of the proposed building and other neighbouring land uses, the proposed building and its use is not considered to have a detrimental impact on the living environment of neighbouring properties. As mentioned previously, there are first floor windows to the side elevation of 28 School Lane and windows to the rear of 12 Moore Street however, these are commercial buildings, and the windows are not to habitable rooms. The relatively low height and sloping roof design of the proposed building also lessen any impact, and these windows will still be provided with light.

Although there will be a change in outlook for neighbouring buildings, officers are satisfied that there would be no detrimental impact to the living conditions of neighbouring properties and buildings/businesses in terms of loss of privacy, overlooking, loss of light, visual dominance or overbearing effects of the development. The proposed development therefore accords with policies G9 and DM1 of the adopted Core Strategy.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and, in all

circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy. Policy JP-C8 of PfE states that 'we will require new development to be located and designed to encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. We will do this by.....8. Ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene; and where appropriate parking provision is flexible and can be adapted over time to reflect demand'.

Access to the site will be via a new dropped kerb, two car parking spaces are proposed along with bin storage to the side of the proposed building. The Council's Highways Officer has raised no objection to the proposal as the site is in a sustainable location where staff would have many public transport options available to them. The site is small, and it would be expected that very little traffic would be generated and whilst the site exits directly onto the highway with low visibility, the Council's Highways Officer has advised that they would expect very slow-moving traffic at this location and the access to the site is satisfactory.

Changes to the kerb line will need to be completed under a S278 Agreement with the Highways Department and an informative will be added to the decision.

The Council's Highways Officer has requested a contribution of £4,000 for amendments to the Traffic Regulation Orders in the area to prevent parking to the front of the site. However, Officers do not consider that this request meets the tests to be required for a planning obligation as no inherent highway safety issues have been identified. If the applicant wishes to amend the TRO for ease of access they can approach the Highways Authority separately.

Taking the above matters into consideration and subject to relevant conditions, the proposed development is in accordance with policy T2 of the adopted Rochdale Core Strategy and JP-C8 of PfE.

Drainage and Flooding

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The policy aims to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from development sites. JP-S4 of PfE states flood risk will be managed by '2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants'.

The application site measures 187sqm and is not in a flood risk area. As such, a detailed drainage strategy is not required. The proposed development therefore accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Ecology and Landscaping

Policy G6 establishes that development should protect and improve green spaces and where trees are to be removed they should be replaced at a ratio of 2:1. This is reinforced in Policy JP-G7 of PfE which states 'where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a

preference for on-site provision'. Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

The application site predominantly comprises hardstanding though a small area of scrub is present in the south-east corner of the site. This amounts to less than 25sqm of habitat and as such the de minimis exemption from Biodiversity Net Gain applies.

The Council's Ecologist has reviewed the application and raised no objection subject to a condition to secure biodiversity enhancements and informatives advising of protected species and the main bird nesting season.

Officers are therefore satisfied that the proposed development would have an acceptable impact on ecology and landscaping subject to relevant conditions and would accord with Policy G6 and G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of PFE.

Contamination and Land Stability

Policy G9 requires that any risks associated with contaminated land are identified and addressed prior to development. In addition, the borough has been subjected to past coal mining activity, which has left a legacy. It is therefore important that ground conditions are fully considered by developers as part of new development proposals and, where necessary, appropriate remedial measures must be set out and implemented to address any issues of unstable land and ensure safety and stability of new development.

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The application site is not located on land where there are records of potential instability or contamination and as such, no further details are required in this instance. The proposed development is therefore in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

TIME LIMIT

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).

APPROVED PLANS

2. This permission relates to the following plans:-

Location Plan
Received 30th July 2025

Drawing No: NA-P01 – Floor Plan
Drawing No: NA-P02 – Site Plan
Received 25th September 2025

and the development shall be carried out in complete accordance with these drawings hereby approved.

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.

MATERIALS (TO BE SUBMITTED)

3. Notwithstanding any description of materials in the application, including on any approved plan, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

VEHICLE PARKING (AS SPECIFIED)

4. The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

BIN STORAGE (AS SPECIFIED)

5. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

BIODIVERSITY ENHANCEMENTS (TO BE SUBMITTED)

6. No above ground works shall take place until a scheme of biodiversity enhancements for the site including but not limited to bat and bird boxes to be integrated to the fabric of the building and elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings 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 and the National Planning Policy Framework.

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.

Notes for Applicant:

Informatives:

1. The applicant is advised that protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. Should the applicant find or suspect that the proposed development will impact on protected species the applicant must seek ecological advice.
2. Vegetation works should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
3. The applicant is advised that details of the interaction with the highways will need to be agreed separately under a S278 Agreement.

Report Author Claire Ringwood