

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00447/FUL

Name and address for correspondence:	Applicant name:
Mr William Wilkinson NC Studio Unit 10 Red Bank Manchester Greater Manchester M4 4HF	Mr Jawed Chowdhary Venture & Co Rochdale Ltd

Part 1 - Particulars of Application

Date of Application: 3 July 2025

Proposal:	Change of use of existing building from Class B2 (General industrial) to Class E(d) (Indoor sport and recreation) to create/facilitate a padel sports facility inclusive of nine indoor courts, changing facilities, reception area together with associated internal alterations. Proposed external works include new doors, shutters, and minor facade maintenance
Location:	Mitchell Hey Mills, College Road, Rochdale, OL12 6AE,

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 the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- D050 revision A (Proposed Site Plan)
- D100 revision A (Proposed Ground Floor Plan)
- D300 revision B (Proposed Elevations)
- D310 revision A (Elevation Detail and Schedule)

Documents

- Transport Statement, reference 250871-TA (0.0) prepared by SCP Transport Planning
- Flood Risk Assessment, reference 95968-VentureCo-MitchellMill prepared by Unda

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies 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 The parking and servicing areas as shown on the proposed site layout plan within Appendix B of the submitted Transport Statement (reference 250871-TA (0.0) prepared by SCP Transport Planning) shall be marked out and made available in accordance with the approved plan prior to the first occupation of the building and development hereby approved. Such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015) as amended.

Reason: To ensure provision of adequate off-street parking facilities within the site in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The approved Padel facility shall not be open outside the following hours: Mondays to Sundays 06:00 to 24:00 (Midnight).

Reason: In interests of amenity in order to reduce noise and general disturbance in accordance with Policy DM1 of the adopted Rochdale Core Strategy.

- 5 This permission allows for the use of the premises, as defined on the approved Site Location Plan, for purposes falling within Use Class E(d) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, and for no other purpose.

Reason: In the interests of the amenities of the surrounding area/uses so as to prevent the introduction of what might be an inappropriate use in this location without the land use planning implications having first being considered by the local planning authority.

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 27 October 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](#)

ECOLOGY INFORMATIVE:

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately, and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

ADVERTISEMENT CONSENT INFORMATIVE:

Should it be intended to display any advertisement at the premises, the applicant is advised to contact the Local Planning Authority with details to establish whether a separate application is required for approval under the Advertisement Regulations (2007).