



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00369/FUL

Name and address for correspondence:	Applicant name:
Serena Page DWD Ltd 69 Carter Lane London EC4V 6AB	N/ALysander

Part 1 - Particulars of Application

Date of 2 April 2025
Application:

Proposal:	Alterations to existing elevations including installation of ventilation louvres; installation of ancillary infrastructure to facilitate site operations including sprinkler tanks, pump house, winter module, substation switchroom, transformers, waste storage area, guardhouse and smoking shelter together with alterations to existing retaining wall and installation of metal grid ramp, automated barriers and lighting.
Location:	Plot J2 , Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR,

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:

24086-ASA-00-EX.SI-D-A-P001 (S0 - P1) - Location Plan
24086- ASA-00-EX.SI-D-A-P003 (S4 - P4) - Proposed Site Plan
24086-ASA-00-EX.SI-D-A-P003 (S4 - P3) - Proposed Ancillary Structures
24086-ASA-00-EX.SI-D-A-P005 (S4 - P1) - Proposed Service Yard Ramp Details
24086-ASA-00-EX.SI-D-A-P007 (S4 - P2) - Proposed Guard House
24086-ASA-00-ZZ.ZZ-D-A-P010 (S4 - P2) - Proposed Building Plans
24086-ASA-00-EX.SI-D-A-P012 (S4 - P2) - Existing and Proposed Elevations (sprinkler tanks and pump house)
24086-ASA-00-EX.SI-D-A-P014 _ (S4 - P1) - Proposed Building Elevations

36903-HYD-00-XX-DR-M-570100 Rev P05 - Warehouse Vehicle Exhaust Extract System Layout

36903-HYD-XX-XX-DR-E-9600 Rev P06 - External Lighting Lux Levels Plot

Arboricultural Impact Assessment (revision dated 16th May 2025)
FRA & Drainage Assessment Rev 2 (revision dated 19th May 2025)
Phase 1 Geo-environmental Assessment
Noise Technical Note
Energy & Climate Change Adaption Statement

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

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated in the approved plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be carried out otherwise than in accordance with the recommendations contained within the submitted 'Phase 1 Geo-Environmental Assessment' ref. 784-B070935 dated May 2025 by Tetra Tech Limited.

Before the proposed guard house is first brought into use, a verification report evidencing a gas protection score of 1.5 from gas protection measures installed in accordance with BS848:2015 has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 5 Prior to the development hereby approved being brought into first use, a scheme of biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancements shall be implemented within six months of the development first being brought into use.

Reason: In the achieving a biodiversity enhancement in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted FRA & Drainage Strategy ref 242125-ECE-XX-XX-RP-C-0001 Rev P2 dated 19.05.25 by Eireng. Prior to first use of the development hereby approved, 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.

- 7 Prior to commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall be undertaken in accordance with the approved CEMP.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policies G7, G9 and P3 of the adopted Rochdale Core Strategy, and the requirements of the National Planning Policy Framework.

Procedure Statement:

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.

Greater Manchester Ecology Unit has provided the following general advice to the applicant:

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. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

Date Decision Issued 2 July 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.

