

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00411/FUL	Bob Melling	23 June 2025

Address: 9 Canal Street Works, Rochdale, OL11 1AB

Proposal: External alterations to the existing building including formation of a new front entrance, alterations to fenestration on the side and rear elevations, cleaning and repointing of existing brickwork and the installation of rain screen panel cladding and aluminium surrounds at first floor level.

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

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

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

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

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: TH **DATE:** 30.06.2025

SITE

The application relates to an existing light industrial/commercial unit contained within the heavily modified late 19th century Canal Street Mills (Figure 1). The rectangular

building has been subdivided to form a series of similarly sized units opening onto Fletcher Street and Hurst Street, close to the south of Rochdale Town Centre. The unit is presently used by a supplier of water treatment products (Desal Supplies) and occupies the northwestern corner of the building, in close proximity to the Rochdale Canal towpath. The part of the building to which this application relates is in poor condition and it is unclear whether it forms part of the original fabric of the former mill or is a later addition.

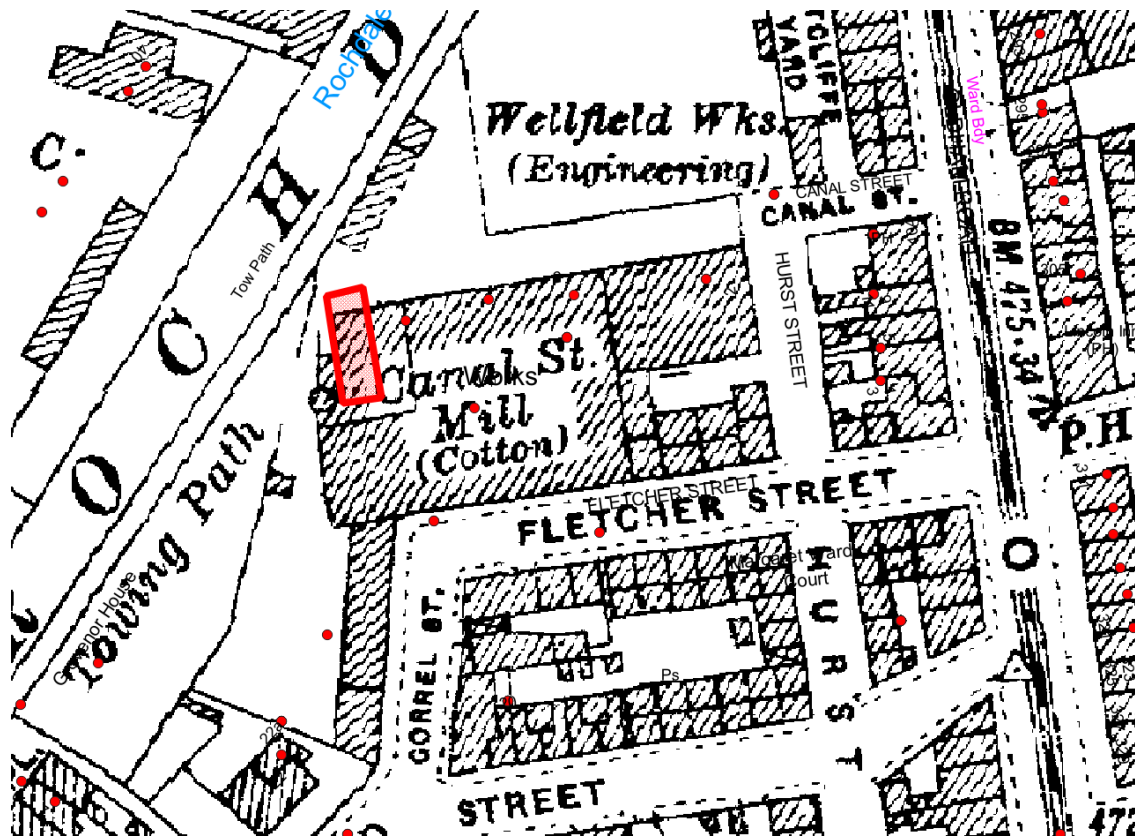


Figure 1 - Excerpt from 1929 OS Map

PROPOSAL

Permission is sought for external alterations including the formation of larger window openings with modern sheet cladding and a continuous aluminium window surround. The surround would be powder coated blue and the retained brickwork would be cleaned and repointed. A new ground floor entrance would be formed on the west-facing elevation and the existing perimeter is to be built up to form a parapet design with coping in order to screen the existing sheet metal pitched roof. The windows and entrance would be aluminium framed.

RELEVANT PLANNING POLICY

National

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-P1	Sustainable Places
JP-P2	Heritage

Local

Rochdale Core Strategy (CS):

DM1	General development requirements
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
T2	Improving accessibility

Rochdale Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EC/3	Mixed Employment Zones

RELEVANT SITE HISTORY

23/01325/FUL	Erection of fabrication workshop following demolition of existing workshop building – Granted STC April 2025
18/00114/FUL	Erection of a new fabrication workshop including part demolition of existing workshop building and relocation of MOT garage – Granted STC June 2018

SUMMARY OF CONSULTATION RESPONSES

Conservation Officer - No comments received at time of writing.

Canal & River Trust – No comments.

REPRESENTATIONS

The application has been publicised with site notices and neighbour notification letters. No letters of representation have been received.

ANALYSIS

Impact on Heritage and Visual Amenity

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy (CS), and policy JP-P1 of Places for Everyone (PfE) seek to achieve development of high-quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account with a balanced judgement required when considering the scale of any harm or loss and the significance of the heritage asset. Similarly, PfE policy JP-P2 seeks to positively conserve, sustain and

enhance our historic environment and heritage assets and their settings. CS policy P2 promotes the protection and enhancement of key heritage assets and their visual amenity.

The proposals would affect the former Canal Street Mills, a late 19th century building that is registered as a non-designated heritage asset. Although the proposals would represent a clear contemporary intervention, it is important to note that the building has been heavily modified over time and has a strong commercial character. The proposed alterations would affect a section of the building which is in poor condition and does not offer a substantial contribution to the architectural significance of the former mill. The alterations would use high quality materials with most of the original brickwork retained. Moreover, the proposals would help to secure the optimum viable use of the building by providing increased employment space for the existing company. Therefore, it is considered that the proposed alterations would have an acceptable impact on the character of the building while ensuring its optimum viable use as an employment site.

Notwithstanding, in order to ensure an acceptable level of design, a condition is attached requiring the submission of additional details regarding the design of the windows and doors prior to works taking place.

Overall, and subject to the recommended conditions, the proposed works are considered acceptable, in accordance with CS policies DM1, P2 and P3, PfE policies JP-P1 and JP-P2 and the NPPF.

RECOMMENDATION

GRANT subject to conditions

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:

Site Location Plan

Proposed Floor Plans / Elevation 1 & 2. Dwg no. 17.1528.42C

Existing Details. Dwg no. 17.1528.43

Existing & Proposed Block Plans. Dwg no. 17.1528.44

and the development shall be carried out in 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 adopted Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No above ground works shall take place until full product specifications for the windows, window pods, external doors, and detailed designs of the window and door reveals including the aluminium pods, 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, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and 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.

Notes for Applicant:

INFORMATIVE:

The applicant is reminded of their obligations under the Town and Country Planning (Control of Advertisements) Regulations 2007. Advertisement Consent must be obtained prior to the installation of any signage or advertisements.

Report Author Bob Melling