

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00240/FUL

Name and address for correspondence:	Applicant name:
Mr Christian Smith GP Planning Ltd ICon Innovation Centre Eastern Way Daventry NN11 0QB	N/AViGo Bioenergy

Part 1 - Particulars of Application

Date of 18 December 2024
Application:

Proposal:	Construction of an HGV Liquefied Natural Gas (LNG) fuelling station and associated works (retrospective)
Location:	Romac Logistics Unit 66, Stakehill Industrial Estate, Touchet Hall Road, Middleton, M24 2FL,

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 This permission relates to the following plans:-

- Site Location Plan. Drawing number: GPP/VB/MID/23/02. Revision: 3.
- Pre-Existing Site Plan. Drawing number: GPP/VB/MID/24/06. Revision: 3.
- Proposed Site Plan (as existing). Drawing number: GPP/VB/MID/23/03. Revision: 6.
- Floor Plan of LNG Skidded HT43 Station & Control Room. Drawing number: GPP/VB/MID/24/05 (1 of 2). Revision: 1.
- Floor Plan of LNG Skidded HT43 Station & Control Room. Drawing number: GPP/VB/MID/24/05 (2 of 2). Revision: 1.
- Elevations of LNG Skidded HT43 Station & Control Room. Drawing number: GPP/VB/MID/24/04 (1 of 2). Revision: 2.
- Elevations of LNG Skidded HT43 Station & Control Room. Drawing number: GPP/VB/MID/24/04 (2 of 2). Revision: 2.

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

2 The use of the hereby approved fuelling station shall be limited to the operation of the existing business on this site and will not be for public use or external business use.

Reason: to ensure that there is no inappropriate increase in vehicle movements to and from the site, in the interests of highway safety and in accordance with Core Strategy policy T2.

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.

Date Decision Issued 19 February 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:

In the interests of safety and in accordance with the Health and Safety Executive Guidance, the amount of Liquefied Natural Gas (Schedule 1 Part 2 Substance 18) stored on site must not exceed 15 tonnes, unless further consent is secured from the Local Planning Authority.

Further information is also available on the Health and Safety Executive website at: <https://pa.hsl.gov.uk/>

The Environment Agency has advised that the applicant should assess whether they need to apply for a Hazardous Substances Consent from the Hazardous Substances Authority (usually the Local Planning Authority). Additionally, Environment Agency has advised that the applicant should assess whether the activities will require a notification under the COMAH regulations. For pollution prevent, please refer to the National Policy Statement for Natural Gas Supply Infrastructure and Gas and Oil Pipelines (EN-4) available at: <https://www.gov.uk/government/publications/national-policy-statement-for-natural-gas-supply-infrastructure-and-gas-and-oil-pipelines-en-4/national-policy-statement-for-natural-gas-supply-infrastructure-and-gas-and-oil-pipelines-en-4#introduction>.