

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00931/VRCON

Name and address for correspondence:	Applicant name:
Miss Becca Gray Lichfields 98 King Street Ship Canal House Manchester M2 4WU United Kingdom	-

Part 1 - Particulars of Application

Date of Application: 5 September 2025

Proposal:	Application to vary conditions 2 (Approved Plans), 4 (Materials) and 5 (Window and Door Specifications) of planning permission 23/01033/FUL (Residential development comprising of 17 supported living apartments including associated office space, entrance hall offering a break out, communal space for residents and visitors with servicing , landscaping, off street car parking and bin storage), ,
Location:	Mount Green Filling Station , Halifax Road, Wardle, Rochdale, OL16 2SQ

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 Metropolitan 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 submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 This approval relates to the plans and documents as listed below:

Site Location Plan - Drawing no. 0100 Revision P6
Existing Site Plan - Drawing no. 0101 Revision P4
Existing Site Sections - Drawing no. 0102 Revision P5
Proposed Site Plan - Drawing no. 1000 Revision P12
Landscape Masterplan - Drawing no. 2101 Revision P8
Proposed GA Plan Level 00 - Drawing no. 3000 Revision P18
Proposed GA Plan Level 01 - Drawing no. 3001 Revision P16
Proposed GA Plan Level 02 - Drawing no. 3002 Revision P17
Proposed GA Plan Roof Level - Drawing no. 3003 Revision P9
Proposed GA Elevations - Drawing no. 3601 Revision P16
Proposed GA Elevations - Drawing no. 3602 Revision P16
Proposed GA Elevations - Drawing no. 3603 Revision P11
Proposed GA Sections Sheet 1 - Drawing no. 3800 Revision P9
Proposed GA Sections Sheet 2 - Drawing no. 3801 Revision P3

The development shall be carried out in accordance with the drawings/documents hereby approved unless otherwise required by the conditions below.

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 Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 The development hereby approved shall only be occupied under Use Class C3(b) and be used for no other purpose as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason: For the avoidance of doubt and to ensure that the supported living provision is not replaced with an alternate residential use and to protect the mix of residential provision in the area in accordance with policies JP-H2 and JP-H3 of Places for Everyone and the National Planning Policy Framework.

- 3 No above ground construction works shall take place until samples and full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include, grey roof tiles, facing brick, grey windows and a sample panel of the proposed corbelled brick. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and the National Planning Policy Framework.

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment and for the avoidance of doubt, the privacy film shown on drawing nos. 3601 (Rev. P16) and 3602 (Rev. P16) (Proposed GA Elevations) shall be included. The windows and doors shall

be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and policy in the National Planning Policy Framework.

- 5 No part of the development shall be occupied until full details of the bin enclosure have been submitted to and approved in writing by the Local Planning Authority. The bin enclosure shall be provided and be made available for use prior to first occupation and be retained thereafter.

Reason: In the interests of visual amenity and highway safety and to ensure that the bins are adequately stored and to accord with policies P1 and DM1 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and the National Planning Policy Framework.

- 6 No part of the development shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made fully available for use. The arrangements shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, policy JP-C8 of Places for Everyone and the National Planning Policy Framework.

- 7 No part of the development shall be occupied until validation testing has been submitted to and approved in writing to demonstrate that the following internal noise levels have been achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The approved noise levels shall thereafter be retained.

Reason: To ensure that residents are not subject to excessive levels of noise in the interests of residential amenity and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 Notwithstanding the details shown on the approved plans, the buildings hereby approved shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces, retaining structures or other earthworks, hard surfaced areas and materials, planting plans, including a replacement tree schedule on a 2:1 ratio, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy JP-S1 and JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 9 Prior to first occupation of the development, the unadopted highway (Wuerdle Street) shall be returned to its pre-development condition, as evidenced under discharge of condition application 25/00683/DOC, and a condition survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy, policy JP-C8 of Places for Everyone and the National Planning Policy Framework.

- 10 A watching brief for contamination shall be maintained throughout the development. If during works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately and no further works shall take place until a suitable site investigation and/or risk assessment and/or scheme for remedial actions has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details. If contamination is not suspected, found or caused during development a completion letter shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that residents are protected from any unidentified contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 The development shall be carried out in conformity with the drainage scheme as approved under discharge of condition application 25/00993/DOC issued on the 21 October 2025. Prior to occupation of the proposed development, the drainage scheme shall be completed and maintained thereafter for the lifetime of the development in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, policy JP-S4 of Places for Everyone and the National Planning Policy Framework.

- 12 The boundary treatments to be used in the construction of the development hereby approved shall be those as approved under discharge of condition application 25/00958/DOC issued on the 10 December 2025. The development hereby approved shall not be occupied before all walls, fences and railings have been erected in accordance with the approved details. Fences, walls and railings shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

- 13 The scheme of biodiversity enhancements to be implemented as part of the development hereby approved shall be those as approved under discharge of condition application 25/00958/DOC issued on the 10 December 2025. The approved measures shall be fully implemented prior to first occupation of the development and be 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, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 10 December 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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also 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.