



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01213/FUL

Name and address for correspondence:	Applicant name:
Mrs Dawn Winterbottom Plans Drawn 4 Swallow Close Carrbrook Stalybridge SK15 3LU United Kingdom	Mr Rizwan Waliyat

Part I - Particulars of Application

Date of Application: 1 July 2025

Application No: 24/01213/FUL

Proposal:	Erection of industrial unit for use class B2 including office space with associated access road, parking spaces and cycle/bin store
Location:	Land To The Rear Of 159 - 171 Windermere Road, Middleton, M24 5NQ,

Part II - 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 **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 The proposed development by reason of its intended use and inappropriate siting would have an unacceptable impact on the living conditions of residents of neighbouring residential properties with regards to noise and disturbance. For the same reasons, the overall design of the proposed development is not in keeping with the prevailing character of this residential area and the development would also require the removal of several trees which have not been adequately mitigated for. Accordingly, the development does not respect the surrounding built environment and the proposal would therefore conflict with the NPPF, PfE Policy JP-P1 and Policies DM1, P3, E2 and G9 of the Rochdale Core Strategy which collectively seek to ensure the provision of high quality design and to protect the amenity of existing residential occupiers including the impacts of noise and to mitigate against any adverse impacts caused by noise on health and quality of life.
- 2 The proposed development has not demonstrated that it can be adequately accessed by larger rigid vehicles and nor has it been established that refuse vehicles can safely access and egress from the site. The proposed development also fails to demonstrate how the 6 parking bays provided can be satisfactorily accessed. Accordingly, the proposed development is unacceptable with regards to highway

safety, parking and site manoeuvring, and it would therefore fail to comply with Policies DM1 and T2 of the Core Strategy, Policy JP-C7 of PfE and the NPPF.

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. In this case it was not possible to approve the application.

Date Decision Issued 26 August 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.

For the avoidance of doubt, this decision relates to the following list of plans and documents:

- o Location Plan dated 10th December 2024
- o Existing Site Plan Drawing No 10
- o Existing Site Levels Plan Drawing No 11
- o Proposed Block Plan Drawing No 30C
- o Proposed Section Drawing No 31
- o Proposed Ground Floor Plan and Elevations Drawing No 28
- o Proposed Ground Floor Plan and Elevations Drawing No 29
- o Planning Statement dated March 2025
- o Acoustic Assessment Referenced PA0787 Dated March 2025
- o Tree Survey, Arboricultural Constraints Assessment and Arboricultural Impact Assessment Dated 3rd March 2025
- o Preliminary Ecological Appraisal Dated 7th February 2025
- o Biodiversity Net Gain Report Dated 7th February 2025