

Town and Country Planning Act 1990 as amended by Section 13 Planning and
Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as
amended)

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00292/DEM

Name and address for correspondence:	Applicant name:
Mr Andrew Bayley Poole Dick Associates Unit C1 Waterfold Business Park Bury BL9 7BR Heywood Greater Manchester BL9 7BR United Kingdom	Mr Andrew Bayley

Part 1 - Particulars of Application

Date of Application: 5 September 2025

Proposal:	Prior approval for the demolition of 6 blocks: 417-444 Vaynor, 401-416 Ullesthorp, 265-276 Ollerton, 233-264 Newstead, 349-360 Romsey and 321-348 Quinton
Location:	Vaynor , Lower Falinge, Cronkeyshaw, Rochdale, OL12 6QZ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 2 October 2025

Melanie Hale
Head of Planning Services

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

DETERMINATION ON PROPOSAL TO DEMOLISH

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Mr Andrew Bayley Unit C1 Waterfold Business Park Bury BL9 7BR Heywood Greater Manchester BL9 7BR United Kingdom	Mr Andrew Bayley

Part 1 - Particulars of Application

Date of Application: 5 September 2025

Application No: 25/00292/DEM

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Location:	Vaynor , Lower Falinge, Cronkeyshaw, Rochdale, OL12 6QZ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **Refused** for the carrying out of the works relating to the demolition and subsequent restoration of the site referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following reasons.

Reasons:

- 1 In the absence of a screening opinion which can be adopted by the Council (or a Screening Direction under Article 3 (10)(b) of the GPDO) which advises that the proposed demolition is not EIA development it appears to the Council that the proposed demolition is not a standalone proposal but forms part of, and is integral to, a larger scheme of development comprising redevelopment (and any associated demolition work) of phases 4/5 and 6 as shown on the Rochdale Town Centre Regeneration plan which the Council consider is likely to facilitate the provisions of dwellings in excess of the threshold as set out in paragraph 10 of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and/or is in excess of the threshold set out in paragraph 13(b) of Schedule 2 to the 2017 regulations with the same effect and as such falls outside Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date Decision Issued

2 October 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 is based on the following list of plans and documents:

Location Plan

Outline Method Statement by FREELEY, Rev. 0 (19/03/2025)

Inspection & Assessment in Relation to Bats & Breeding Birds by Tyrer Ecological Consultants Ltd,

Project Ref: PR-0260-24, Issue No: 1.0, Date of Issue: 13/11/2024

Received 21st March 2025

Statutory Biodiversity Metric

Asbestos Surveys for Newstead, Ollerton, Quinton, Romsey, Ullesthorpe and Vaynor

Received 3rd April 2025

Dusk Survey Results by Tyrer Ecological Consultants Ltd, Project Ref: PR-0260-24, Issue No: 1.0, Date of Issue: 14/11/2024

Received 25th April 2025

Site Notice photographs

Received 11th September 2025

Rochdale Town Centre Regeneration [phasing plan]

Received 15th September 2025