

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: 25/00939/DEM

Name and address for correspondence:	Applicant name:
Mrs Teresa Critchlow Sammons Architectural Limited 10, Cawdry Buildings Fountain Street Leek ST13 6JP	Montgomery Transport Ltd

Part 1 - Particulars of Application

Date of Application: 18 September 2025

Proposal:	Application for prior approval for the partial demolition of buildings
Location:	Unit 3 Bentley Avenue, Stakehill Industrial Estate. Middleton, M24 2GP

Part 2 - 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 23 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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Part 1 - Particulars of Application

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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 that permission has been **Granted** 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 conditions.

Conditions and Reasons:

- 1 The demolition hereby approved shall be carried out in full accordance with the Method Statement for Demolition dated September 2025 prepared by Sammons Architectural. The site shall thereafter be restored and maintained in accordance with the written statement received on 20th September 2024.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 2 The demolition hereby approved shall be carried out in complete accordance with the Precautionary Working Method Statement contained within Section 8 of the report "Preliminary Roost Assessment and Bat Survey Report," ref. PEG861-02B by Pioneer Environment, dated 10/09/2025.

Reason: To ensure that the development does not give rise to harm to protected species 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.

Date Decision Issued 23 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 relates to the following list of plans and documents:

- Demolition Method Statement dated September 2025
- Copy of Site Notice dated 10/9/25
- Preliminary Root Assessment and Bat Survey Report dated 10/09/2025
- Location Plan 2025-3012-10 rev A

INFORMATIVE:

Under the Wildlife and Countryside Act 1981, it is a criminal offence to deliberately kill or injure any species of Bat. As conclusive evidence has been provided that sites are present within the site, any works to buildings which have been confirmed to hold bat roosting potential should **NOT** take place until such time as the buildings have been adequately surveyed and an appropriate license secured from Natural England under The Conservation of Habitats and Species Regulations 2017. Planning Consent does not provide a defense for any criminal acts.