

APPLICATION NUMBER: 25/00719/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00719/FUL

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 01.10.2025 **EXT OF TIME** 10/10/2025

Address: 249-251 Rooley Moor Road Rochdale OL12 7EA

Proposal: Installation of new plant equipment and bases to replace existing together with new acoustic lining to external walls

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	NA

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 08/10/2025

SITE

The site relates to a Co-Operative shop at 249 Rooley Moor Road. The unit is relatively small and a car park is located to the rear.

The site is located within a local centre (designated under saved UDP policy G/S/1 and S/6 Local Centres and Linear Commercial Areas) Rooley Moor Road/Spotland Fold.

The site is also located within the Defined Urban Area (G/D/1)

The site is not located within a conservation area or within the setting of a listed building.

PROPOSAL

Planning permission is sought for the replacement and installation of new plant equipment and bases, together with new acoustic lining to external walls.

A plant noise impact assessment has been submitted as part of the application, as well as details of plant layout and specs. The plants and equipment in question are located externally on the southwestern corner of the building.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan

JP-P1 Sustainable Places

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

S03 Improving design, image and quality of place

P1 Improving image

P3 Improving design of new development

S04 Promoting a greener environment

G9 Reducing the impact of pollution, contamination and land instability

DM1 General Development Requirements

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

16/00618/ADV - One internally illuminated fascia sign, one internally illuminated hanging projection sign and four non-illuminated wall mounted signs Grant subject to conditions 2016-08-05

15/01208/FUL - Alterations to shop front, new 2.2m high palisade fenced area with a polycarbonate plastic roof covering to side and new task lighting to the existing plant area Grant subject to conditions 2015-12-24

CONSULTATION RESPONSES

Env Health - Noise/Odours

No objections

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notice. No responses were received.

ANALYSIS

The key considerations are impact of the proposals on residential amenity, and the impact of the design of the proposed units.

Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy, which requires development proposals to ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed units which are shielded by acoustic lining would be located in the south western corner of the building away from public view. The view would be of the rear yard of the building obscured from the front elevation by boundary treatment. The proposals would not be wholly visible from the rear elevation, given the corner on the car park.

As such, the proposal is considered to be in accordance with Policies DM1 and P3 of the Council's Core Strategy, Policy JP-P1 of the adopted Places for Everyone and the requirements of the National Planning Policy Framework.

Impact on Surrounding Occupiers

Core Strategy policy DM1 states that developments should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The "Guidelines & Standards for Residential Development" SPD also sets out guidelines for reducing or omitting the impact of new development on the amenities of residential occupiers.

Policy G9 of the Core Strategy seeks to prevent developments that would lead to an unacceptable increase in pollution.

A noise impact assessment was submitted as part of the application, and the Council's Environmental Health Officer was consulted. The Officer concluded the proposed plant will comply with recognised standards and guidance does not raise

any objections. A condition is applied to the permission to ensure the proposal is constructed in accordance with the approved noise assessment.

As such, the proposal is in accordance with Policies DM1 and P3 of the Council's Core Strategy, Policy JP-P1 of the adopted Places for Everyone and the requirements of the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-

Site Block Plan 18569 DB3 B01 00 DR A 90002 – received by the Council 06/08/2025

CR3 Plant Layout - CR3-CBES-ROOLEY MOOR RD Rev A – received by the Council

Proposed Plan and Elevations - 18569 DB3 00 00 DR A 20002 – received 14/07/2025

Location Plan – 16722 DB3 B01 00 DR A 90003 - received 14/07/2025

Existing Plan and Elevations - 18569 DB3 00 00 DR A 20001 – received 14/07/2025

and the development shall be carried out in complete 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 adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within Plant Noise Impact Assessment prepared by NSL Noise Solutions Ltd dated January 2025. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. The materials to be used in the external surfaces of this development shall be as specified on the approved plans listed under condition 2.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

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.

Report Author Rosalind Galton