

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0023

Applicant Idel Ahmed 360 Whitworth Road Rochdale OL12 0SF	Agent Paul Clark Blue Pit Mill Queensway Castleton Rochdale OL11 2PG
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Part I - Particulars of Application

Proposal: Retrospective planning application for a car wash canopy with proposed replacement external cladding.

Location: Capitol Car Wash, Whitworth Road, Rochdale, OL12 6ER

Valid On: 5 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (2)**

- 1 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Site Location Plan. Dwg no. 02
- Current Elevations. Dwg no. 03. Rev A
- Original Site Plan. Dwg no. 04
- Original Elevations. Dwg no. 05
- Proposed Elevations. Dwg no. 05. Rev C
- Existing Site Plan. Dwg no. 06
- Proposed Site Plan. Dwg no. 07

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

- 2 Within six months of the date of this permission, the existing cladding shall be removed from the walls and roof of the structure hereby approved and replaced with the following materials:

- Roof: Kingspan KS1000RW roof panels. Colour: Gooswing Grey.
- Walls: Kingspan K-Roc AWP wall panels. Colour: Merlin Grey.

Reason: Reason. In the interests of visual amenity and to ensure the timely removal of the unauthorised cladding, in accordance with policy JP-P1 of the Places for Everyone Joint Development Plan, policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.

Date of Decision: 23/04/2026

Melanie Hale
Head of Planning

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.

- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.