

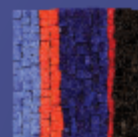
Planning Statement

Erection of ancillary storage building
anchored to existing hardstanding

Tetrosyl Distribution Warehouse,
Royle Barn Road,
Castleton,
Rochdale,
OL11 3DT

On behalf of Tetrosyl Ltd

APRIL 2026



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Version:	Submission Version
Date of Issue:	28.04.26

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1 Introduction

- 1.1 This Planning Statement accompanies a full planning application for the erection of a storage building at Royle Barn Road, Rochdale on behalf of Tetrosyl Ltd.
- 1.2 This statement considers the site and its surroundings and summarises the planning policies which are material to the proposal, along with further guidance and evidence which has been considered.
- 1.3 The analysis addresses all the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This statement should be read in conjunction with the following plans and documents:
 - Site Location Plan (Ref: 26021-SDA-ZZ-ZZ-DR-A-0001_Location Plan)
 - Proposed Site Plan (Ref: 26021-SDA-ZZ-ZZ-DR-A-0201_As Built Plans, elevations and Site Plans)
 - Proposed Plans and Elevations (Ref: 26021-SDA-ZZ-ZZ-DR-A-0201_As Built Plans, elevations and Site Plans)

2 The Proposals

2.1 The application description is as follows:

“Erection of ancillary storage building anchored to existing hardstanding.”

2.2 Tetrosyl is a supplier and distributor of car care products, ranging from cleaning supplies to paint and oils. The site in Rochdale is used as a distribution centre.

2.3 The company identified a clear and urgent need for additional storage space within their existing facility. Due to this urgent commercial requirement, the structure has been erected in advance of attaining permission. A retrospective permission is therefore sought. The building works took place from 24th January to 2nd February 2024.

2.4 The site operates from 06:00 to 22:00 Monday to Friday. There are 130 full time staff, and 3 part time staff at the site. The development has not affected the operating hours nor employee numbers.

2.5 The area of hardstanding where the building is sited is part of the main loading yard for the site and had previously been used for external storage.

2.6 The dimensions of the proposed building are as follows:

Internal

- 16m length x 60m width
- GIA: 960 sqm

External

- 16.1m length x 60.3m width x 4.2m height (eaves) / 6.7m height (ridge)
- GEA: 970.83 sqm

2.7 The building has been anchored to the existing hardstanding using shallow chemical anchor bolts. **As such, no intrusive groundworks or foundations were required for the erection of the building.**

2.8 The building has been constructed from galvanised steel and aluminium for the walls. The roofing consists of white translucent industrial fabric coated PVC. The building can be accessed from the north-west elevation via a roll shutter door and a personnel door. An additional personnel door can be found on the southern elevation.

2.9 Wider site access remains as existing directly off Royle Barn Road to the north-west.

- 2.10 The design, materials, and prefabricated method of construction of the building ensured a quick delivery, which minimised any disruption to existing operations and allowed for the company to rapidly address its need for increased covered storage space.

3 Site and Surroundings

- 3.1 The application site is a 0.14 ha area of concrete yard associated with the wider use of the site. The company's premises comprises a large warehouse building, with associated yard space. car parking for the site can be found on the western boundary.
- 3.2 The site is bound by industrial premises to the north, south and west, off Royle Barn Road. To the east, it is bordered by Gypsy Lane, the Rochdale to Manchester train line, and the Rochdale Canal.
- 3.3 The entire site is located in Flood Zone 1, defined by the Environment Agency as at low risk of fluvial flooding.
- 3.4 Castleton South Conservation Area is located to the south of the site, separated by Gypsy Lane and the railway line.
- 3.5 The site consists entirely of an existing sealed concrete surface and is void of natural or habitat features. As such, the development has not impacted any habitats and qualifies for the *de minimis* exception under biodiversity net gain legislation.
- 3.6 The site is accessible on foot and by bicycle from the surrounding residential areas, making walking and cycling a viable option for any local employees to commute. Bus stops located on Royle Barn Road service the site with several local bus routes such as #17, #880 and #881, connecting the site with Rochdale Town Centre and other local destinations.
- 3.7 Castleton railway station is within a 7-minute walk from the site, facilitating travel to both Rochdale and Manchester within 30 minutes.
- 3.8 The site is well connected to the surrounding road network. Royle Barn Road links to the A627 to the east, connecting the area with Manchester, as well as junction 20 of the M62, providing access to the wider motorway network.

Local Plan Designation

- 3.9 The application site is part of the 'Land North of Royle Road' Existing Employment Zone designation in the Local Plan.

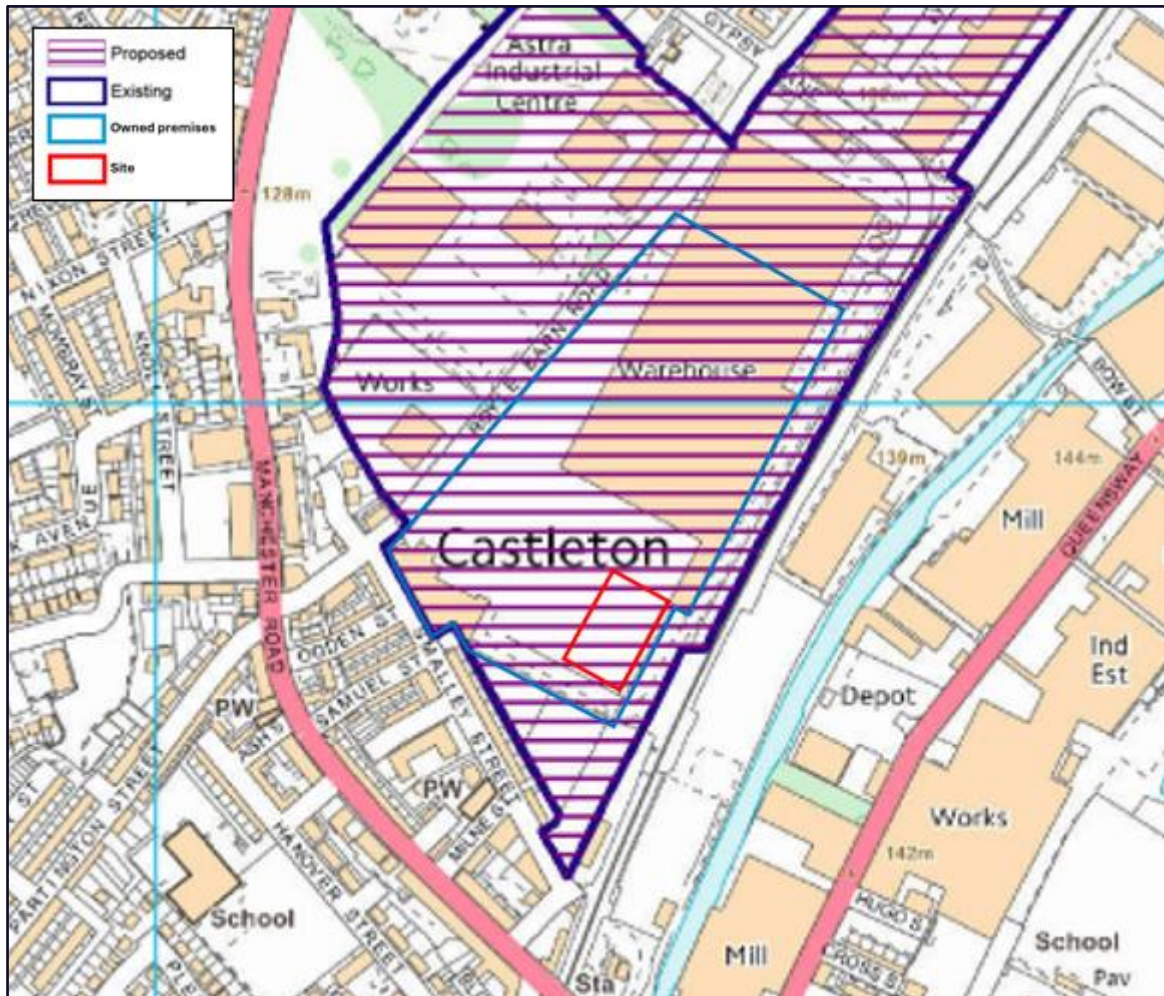


Figure 1: Extract from Rochdale Borough Council Local Plan Map, Employment Zone - Land north of Royle Barn Road

4 Planning History

4.1 The following previous planning applications on site are relevant:

- Application Ref: 15/01421/FUL – Erection of external loading canopy on Smalley Street elevation, Royle Barn Road: Approved with conditions (2015):
 - Shall be completed using the following external materials: - Elevations - C1000 corrugated sheet cladding in RAL 9006 Metallic Silver; - Roof - R1000 corrugated sheet cladding in Goosewing Grey: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with the UDP and NPPF.
- Application reference – PL/2025/1222: Retrospective application for a ancillary surface-mounted storage building, anchored to an existing concrete base, at TETROSYL, ROYLE BARN ROAD, ROCHDALE, OL11 3DU. Approved 5th March 2026

5 Planning Policy and Evidence Base

National Planning Policy Framework

- 5.1 The National Planning Policy Framework ('NPPF'; December 2024) sets out the purpose of the planning system of achieving sustainable development via three overarching objectives: **economic, social and environmental**.
- 5.2 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a presumption in favour of sustainable development during decision-taking. This means that Local Planning Authorities should be:

“...approving development proposals that accord with an up-to-date development plan without delay; or ... where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 5.3 In support of building a strong and competitive economy, paragraph 85 of the NPPF states that: *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*
- 5.4 Paragraph 87 of NPPF also goes on to explain that planning policies and decisions should *“recognise and address the specific locational requirements of different sectors.”* This requirement includes making provision *“for storage and distribution operations at a variety of scales and in suitably accessible locations.”*

Local Policy

5.5 The local development plan comprises of the following:

- Places for Everyone Joint Development Plan (Adopted 2024)
- The Rochdale Core Strategy (Adopted 2016)
- Rochdale Unitary Development Plan Review (Adopted 2006)

Places for Everyone Joint Development Plan (Adopted 2024)

5.6 Policy JP-J1 – Supporting Long-Term Economic Growth: ***“A thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on:”***

a. “Maintaining a very high level of economic diversity across our boroughs”

b. “Facilitating the development of high value clusters in key economic sectors” .

5.7 Policy JP-S1 – Sustainable Development: In order to help tackle climate change, new developments should aim to not only ensure economic benefits but also help to minimise any significant environmental impacts, through sustainable construction and materials.

Rochdale Borough Core Strategy (Adopted 2016)

5.8 Policy SO1 – To delivery a more prosperous economy: To deliver on this, the council will ***“Identifying quality employment sites and areas to increase the number and range of jobs and employment levels”***

5.9 Policy E2 – Increasing jobs and prosperity: The Council aims to supply the Borough with a sufficient volume of employment land to ensure the economic future of the area and the businesses in it are retained.

5.10 Policy E3 – Focusing on economic growth corridors and areas: This policy identifies key areas within the Borough which should be a focus for economic developments, stating ***“in the Castleton corridor we will: Promote development of the following key sites: Royle Road B1, B2 and B8 and commercial development”***.

5.11 Policy P3 – Improving the design of new developments: This policy states the importance of new developments being sympathetic to their surroundings in terms of scale and that they ***“adhere to high standards of design”***. The following principles are relevant to this proposal:

- ***“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;”***

- *“Ensure that buildings contribute positively to the townscape, and are well proportioned”*
- *“Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible”*
- *“Ensure buildings can be easily adapted to meet future/alternative needs of occupants;”*

Rochdale Unitary Development Plan Review (Adopted 2006)

- 5.12 Policy EC/2 – Primarily Employment Zones: Within these zones, developments for industrial, business and warehouse uses (B1, B2 and B8) will be permitted where they have no effect on highways related matters, the environment/local amenity and are of appropriate scale and design.
- 5.13 Policy BE/17 – Buildings affecting conservation areas: If a development has the potential to impact a conservation area, the should aim to adhere to mitigation measures in terms of design principles and local character, these follow a similar approach to those set out in Policy P3 of the Rochdale Core Strategy.

6 Analysis

Principle

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section (2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In relation to this application, the development plan consists of the Rochdale Borough Core Strategy (adopted 2016), Rochdale Unitary Development Plan Review (Adopted 2006) and the Places for Everyone Joint Development Plan (Adopted 2024).
- 6.2 In accordance with the Rochdale UDP (**Policy EC/2**), the site is located within an existing employment zone defined by Rochdale Council. Taking this and the B8 use class of the building, the development complies with **Policy EC/2** as it helps in support existing employment land. This policy states that developments within B1, B2 and B8 Classes will be supported, on the basis that they have no adverse impact on highways or local amenity. Given the size of the building and its storage use, it complies with this policy.
- 6.3 The building helps Tetrosyl to adapt to the current and future operational requirements of the business. Since the development will encourage further economic growth, it addresses the aims of **Policy SO1** of Rochdale's Core Strategy.
- 6.4 The use is further supported as the site is located within the Castleton Growth Corridor, as seen in the Key Diagram from the Core Strategy. **Policy E3**, supports developments of general industrial buildings (classes B2, B8), therefore the proposal is compliant with this policy.
- 6.5 the development is supported by the NPPF, in particular paragraphs 85 and 87. Paragraph 85 states *"significant weight should be placed on the need to support economic growth and productivity, taking into account the needs of local businesses"*. Paragraph 87 then outlines how decisions should *"recognise and address the specific locational requirements of different sectors"*.
- 6.6 The proposal is suitably located, compliant with National and Local Policy, entirely appropriate to the surrounding area, and meets the needs of an established local business and employer. The proposals should therefore be supported in principle.

Development Management Considerations

Design and Layout

- 6.7 The siting of the storage building was chosen to ensure the most efficient use of the site, utilising space next to the newly constructed storage building, within a large general yard area where palletted goods were already stored.
- 6.8 The building is used as storage, meaning it has not resulted in any material change or intensification, resulting in a minimal impact on local amenity.
- 6.9 The new building is located next to the newly constructed building, which as referenced in paragraph 4.1, has been approved in March 2026.
- 6.10 The design of the building is compatible with the surrounding industrial context. construction comprises an aluminium frame with galvanised steel connections, light-grey steel cladding walls and a translucent-white PVC-coated polyester thermo roof. The materials reflect the colour palette and style of the existing warehouse building on site, as well as those in surrounding sites along the Castleton Corridor.



Figure 2: Image of the building in situ

Parking, Access and Vehicular Movement

- 6.11 The development has not resulted in any change to existing parking provision within the site, which has remained sufficient to accommodate the 130 employees onsite and can be found against the western boundary.
- 6.12 The nature and siting of the building means that it has not impacted any form of site access, which remains as existing for vehicles and pedestrians off Royle Barn Road.

- 6.13 Access into the building is available via a single 5m wide steel roller shutter doors and a pedestrian door on the north-west elevation.
- 6.14 The current space in which the storage building occupies had previously been used as a general yard area and for external storage, adjacent to the main loading yard for HGVs. The building has not impacted the operational layout of the site or vehicle manoeuvrability.
- 6.15 The scale and ancillary nature of the building means that there has been no material change to the volume or type of vehicle movements associated with the site and will support ongoing operations.

Heritage

- 6.16 The Castleton South Conservation Area can be found to the south/south-east of the site, separated by a railway line. The South Castleton Conservation Area Appraisal describes the key characteristics of the area:
- The special architectural and historic interest of the Castleton (South) Conservation area lies predominantly in its distinctive townscape as a result of rapid expansion during the industrial revolution.
 - The character of the conservation area lies in its surviving expression of this historic development, and typified by its materiality, key views and separation of building uses into residential, retail and industrial 'zones'.
 - The coherence and quality of the Victorian and Edwardian townscape, and its simple form and layout brings order and structure to the conservation area.
- 6.17 The character and importance of the conservation are largely due to its industrial history and the conservation area is set within the context of established industrial and employment development to the north. The building is subordinate to the existing main warehouse building and can be viewed in the context of the existing site. The building has not materially impacted the appearance or character of the site.

Other matters

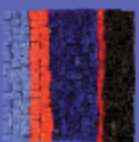
- 6.18 The building has not increased the amount of impermeable surfaces onsite, nor the volume of surface water runoff and the building discharges rainwater using the existing drainage system.
- 6.19 The building is fixed to existing hardstanding. No intrusive groundworks or foundations were carried out to erect this building. Given this fact, there was no risk of any ground contamination.

Presumption in Favour of Sustainable Development

- 6.20 Paragraph 11 of NPPF outlines the presumption in favour of sustainable development which should be applied to planning decisions. We have demonstrated throughout this statement that the development mutually supports the objectives of sustainable development which are set out in paragraph 8 of NPPF, particularly in relation to the economic objective.
- 6.21 The development enhances the ongoing operations of an established local business and employer. The building had allowed Tetrosyl to adapt to the growing needs of the business, allowing them to increase storage capacity and encourage commercial growth.
- 6.22 With regards to social objectives, the building supports an existing industrial use of a site, providing a more organised storage facility with increased capacity, supporting ongoing operations of an established business.
- 6.23 From an environmental perspective, the design of the building offers a flexible and sustainable solution to meeting the company's growing operational requirements. The building can be disassembled and reused elsewhere should the company's operational requirements shift in the future. It does this while making more efficient use of previously developed land in a sustainable location in line with the wider sustainability goals.
- 6.24 The development mutually supports the economic, social and environmental objectives and constitutes sustainable development. A presumption in favour of approval should therefore be applied.

7 Conclusion

- 7.1 This Statement has demonstrated the development should be granted retrospective planning permission, having regard to National and Local Planning policy, together with other material considerations.
- 7.2 The building was required to provide covered storage space for car components, allowing a local business to “expand and adapt”, as encouraged in NPPF. In doing so, supporting a significant local business and employer.
- 7.3 The site is located within an Existing Employment Site, where **Policy EC/2** encourages development which supports B-class employment uses, as is the case here. The development is further supported by **Policy E3** of the Core Strategy, which identifies the Castleton Corridor a principal focus for economic development across Rochdale.
- 7.4 The storage building has made efficient use of previously developed land, in an area which had been previously used for external storage. Therefore no major change to site operations has occurred and has allowed Tetrosyl to increase the onsite storage capacity.
- 7.5 The storage building has had minimal impact on the amenity of the local area. In particular the industrial heritage of the nearby conservation area, of which the building is a sufficient distance away to cause no harm. The scale, massing and siting of the building, as well as materials used are appropriate to the surrounding context.
- 7.6 The impact on matters including flood risk, natural features, parking, access and vehicular movement has been examined, and it has been shown that the development does not have an impact on any of these environmental considerations.
- 7.7 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development sustainably meets the operational needs of an established local business and employer.
- 7.8 The proposals are entirely appropriate and comply with relevant planning policy and guidance. There is therefore a compelling case for the granting of permission without delay.



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