

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

APPLICATION REFERENCE: PL/2026/0047

Applicant Mr Ashraf Bilal Cotton Tree Inn 110 Boarshaw Road Middleton Rochdale M24 2WH	Agent Mr Alan Davies 17 Station Lane Grotton Oldham OL4 5QY
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Part I - Particulars of Application

Proposal: Change of use from a Public House (Sui-Generis) to retail unit on ground floor (Use class E) (Retrospective)
Location: COTTON TREE INN, 110 BOARSHAW ROAD, MIDDLETON, MANCHESTER, M24 2WH
Valid On: 20 February 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (5)**

- 1 This permission relates to the following plans and documents:

Location Plan

Received 24th February 2026

Drawing No: 03 Rev A – Existing Ground Floor Plan

Drawing No: 04 Rev A – Existing Elevations

Received 4th May 2026

and the development shall be carried out in accordance with the approved drawings.

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, PfE, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 The premises shall not be used by visitors or members of the public outside the hours of 07:00 to 23:00 on Monday to Sunday or Bank Holidays.

Reason: In the interest of the amenity of adjacent residential uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Within one month from the date of this permission, the 'fairy lights' displayed on the building shall be removed. Details of any future external lighting shall be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To safeguard the amenity of nearby premises and the greenspace corridor in accordance with Policy DM1 of the Core Strategy, the Councils SPD and the NPPF.

- 5 Within one month from the date of this permission, the poster signs on the three windows identified on the approved plans shall be removed from the windows and details of the proposed windows shall be submitted to, and approved in writing by, the Local Planning Authority. The approved works shall be implemented within 3 months of such approval. The windows shall be in keeping with the character of the building and shall be of suitable materials.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for Class E(a), E(b), E(c) and E(g)(i) and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or town centre uses in accordance with Policies E1, DM1 and T2 of the adopted Core Strategy and the NPPF.

Date of Decision: 27/05/2026

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.](https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1)