

Officer Report

Case Reference: PL/2026/0047
Location: COTTON TREE INN, 110 BOARSHAW ROAD, MIDDLETON, MANCHESTER, M24 2WH
Proposal: Change of use from a Public House (Sui-Generis) to retail unit on ground floor (Use class E) (Retrospective)
Recommendation: Approve with Conditions
Officer: Claire Ringwood

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.