

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

APPLICATION REFERENCE: PL/2026/0108

Applicant Mr Sirwan Hama 19-21 Boarshaw Road Middleton M24 6BR	Agent Mr Mohammed Farooq 418 Bury Road Rochdale OL11 5EU
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Part I - Particulars of Application

Proposal: Change of use of a former public house (The Nook) and associated car park to a hand car wash (Sui Generis) and ancilliary office and storage, together with the installation of associated equipment and new perimeter fencing.

Location: 19-21 Boarshaw Road, Middleton, M24 6BR

Valid On: 13 March 2026

DECISION: REFUSE PERMISSION**Refusal(s) (5)**

- 1 The proposed Change of Use would result in the permanent loss of a public house (the Nook) of which Paragraph 88 of the National Planning Policy Framework recognises as a valued community facilities. The application submission has, through the omission of suitable evidence such as a viability assessment or prolonged marketing exercise, failed to demonstrate that the use of the site as a public house is no longer economically viable or beneficial to the local community. In the absence of such clear and convincing justification, the proposed development is contrary to aims of Policy JP-P1 of the Places for Everyone Joint Development Plan and Chapter 8 of the National Planning Policy Framework.
- 2 The application site is located within the Middleton Town Centre Conservation Area and within the immediate setting of the '24 Steps', a non-designated heritage asset. The proposed developments, by virtue of the proposed utilitarian structures—namely the 1.8m high fence and associated canopies—would appear as incongruous features which neither preserve or enhance the character and appearance of the Conservation Area. The proposed development would therefore result in less than substantial harm

to the significance of a designated heritage asset. The Local Planning Authority considers the limited benefits of the proposal are insufficient to outweigh this harm. The proposed development is therefore contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies DM1, P3, P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the Places for Everyone Joint Development Plan and Chapter 16 of the National Planning Policy Framework.

- 3 The application submission, by virtue of omission of a suitable drainage strategy that follows the Drainage Hierarchy, has failed to demonstrate that surface water runoff and trade effluent can be suitably and sustainably managed. The application submission therefore fails to demonstrate that the proposed use of the site as a car wash would not exacerbate flood risk or cause environmental pollution, contrary to the requirements of the National Planning Policy Framework.
- 4 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development on existing trees, landscaping, and green infrastructure within the site. The application fails to adequately identify or consider the presence of mature trees, which may be subject to statutory protection and contribute positively to the character and appearance of the Middleton Town Centre Conservation Area. In the absence of a tree survey, arboricultural impact assessment, or details of protection and retention measures, the application submission has failed to demonstrate that the proposal would avoid harm to these features or result in no net loss of biodiversity. The application also fails to clearly demonstrate that the proposals would be exempt from statutory biodiversity net gain requirements, and the proposal is therefore contrary to Policy G7 of the adopted Rochdale Core Strategy, Paragraphs 136 and 180 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
- 5 By virtue of the omission of a Noise Impact Assessment, the application submission has failed to demonstrate that the development would not have a detrimental impact on the amenity of neighbouring dwellings in respect of noise, or that these impacts can be appropriately mitigated. The development therefore falls contrary to Policy DM1 of the adopted Rochdale Core Strategy and the aims of the National Planning Policy Framework.

Date of Decision: 01/06/2026

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.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt, this decision relates to the following plans/documents:- • Application Form • Location Plan • DWG No. 2391/1 (Site Plan) • DWG No. 2391/3 (Proposed Site/Block Plan) • DWG No. 2391/4 (Proposed Elevations) • Heritage Statement (received by the Local Planning Authority on 06.05.2026) • Design and Access Statement (received by the Local Planning Authority on 06.05.2026)

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The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission, 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>.