

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior Notification: Demolition

APPLICATION REFERENCE: NOT/2026/0432

Applicant Rochdale Borough Council Number One Riverside, Smith Street, Rochdale, OL16 1XU	Agent Andrew Stott (Rochdale Borough Council) Number One Riverside, Smith Street, Rochdale OL16 1XU
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Part I - Particulars of Application

Proposal: Prior approval application for the demolition of Middleton Gymnastics Club at Lakeside Centre
Location: LAKESIDE CENTRE, BOWNESS ROAD, MIDDLETON, MANCHESTER, M24 4NU
Valid On: 13 May 2026

DECISION: PRIOR APPROVAL REQUIRED AND GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

Condition(s) (3)

- 1 No demolition works shall be carried out until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include, but not limited to, the following: details of parking for site operatives and visitors, the loading and unloading of plant and materials, storage of plant and materials, vehicle movements (outline traffic management plan) including wheel washing, soft stripping of the site, removal of asbestos, machine and manual demolition of the building, removal of materials and recycling/waste, noise mitigation, site security, site access and welfare facilities for the contactors.

The demolition of the building shall be in complete accordance with the approved Method Statement, and the site shall thereafter be restored and maintained in accordance with this approved document.

Reason: In the interests of amenity and highway safety in accordance with Policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As insufficient information has been provided to ensure the interests of neighbouring amenity and highway safety can be adequately met.

- 2 The works shall be carried out in accordance with the Refurbishment/Demolition Asbestos Survey by Rochdale Borough Council, Issue Date: 20th March 2026, received by the Local Planning Authority on 13th May 2026.

Reason: In the interests of amenity in accordance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 No works shall take place until details of the restoration of the site have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: to ensure the site is restored following the demolition in the interests of amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As insufficient information has been provided to ensure the site is restored appropriately.

Date of Decision: 10/06/2026

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 (2)	
1	For the avoidance of doubt, this decision relates to the following list of plans and documents: Drawing No: A2/200****/01 – Location Plan Inspection & Assessment in relation to Bats & Breeding Birds by Tyrer Ecological Consultants Ltd, Ref: PR-26-0085, Issue No: 1.0, Date of Issue: 12/05/2026 Refurbishment/Demolition Asbestos Survey by Rochdale Borough Council, Issue Date: 20th March 2026 Copy of statutory site notice Photograph of displayed site notice Received 13th May 2026
2	Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

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>.