

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

APPLICATION REFERENCE: PL/2026/0082

Applicant Mr Muhammed Dar Halifax Road Service Station Halifax Road Rochdale OL16 2NT	Agent Mr Ian Stott New Century House 176 Drake Street Rochdale OL16 1UP
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Part I - Particulars of Application

Proposal: Subdivision of commercial unit (Class E) to form office unit (Class E) and laundrette (Sui Generis) including insertion of windows and door to side elevation and formation of additional entrance to front elevation.

Location: Halifax Road Service Station, Halifax Road, Rochdale, OL16 2NT

Valid On: 17 February 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (4)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:-

- Location Plan. Dwg no. D258-02
- Existing and Proposed. Dwg no. D258-01 / C

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy,

the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the details shown on the approved plans, no use of the units hereby permitted shall commence until full details of the external alterations to the side elevation facing north-east have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- Sections and elevations at a scale of 1:20 (or similar) of the proposed windows and door;
 - Details of materials, finishes, colour, and framing (including confirmation of timber or aluminium) for the proposed windows and door;
 - Details of the proposed stone surrounds, including material, profile, depth, and method of fixing;
 - Details of the treatment of the opening to be infilled, including materials and finish to match the existing wall.

The approved details shall be fully installed prior to the first use of the units and retained thereafter.

Reason: In the interests of securing a high quality form of development and to safeguard the setting of the adjacent Grade II Listed Building, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The uses hereby permitted shall not operate outside the hours of 08:00 to 23:00 on any day of the week, including Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby occupants and in accordance with policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

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 (1)	
1	The applicant is reminded of their obligations under the Town and Country Planning (Control of Advertisements) Regulations 2007. Advertisement Consent must be obtained prior to the installation of any signage or advertisements associated with the uses hereby approved.

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>.