

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

APPLICATION REFERENCE: 25/01118/FUL

Applicant Ben Dobson (BDB Special Projects Ltd) Old Bridge Inn Bury New Road Heap Bridge BL9 7HR	Agent Martin Ashworth (James Campbell Associates Ltd) Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Change of use from Public House and Restaurant to Offices with associated demolition and extension works, alterations to roof height, parking provision, storage and staff garden area.

Location: Church Inn Castle Hill Road Heywood Rochdale BL9 6UH

Valid On: 8 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (18)**

- 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
- Proposed Site Plan Drawing No 24.3412.SC5.6B
- Proposed Floor Plans Drawing No 24.3412.SC5.1A

- Proposed Front and Rear Elevations Drawing No 24.3412.SC5.4B
- Proposed Side Elevations Drawing No 24.3412.SC5.5B
- Proposed Sections Drawing No 24.3412.SC5.3
- Existing and Proposed Garage Details Drawing No 24.3412.SC5.2A
- Planning and Design and Access Statement Referenced 24.3412 dated March 2026
- Heritage Assessment dated October 2025
- Additional Heritage Information Reference 24.3412 dated May 2026
- Boscastle Diamond Brace Planed Gate – Product Specification
- Post and Rail Fencing Specification
- Specification for the Removal of Paint, Cleaning, Repointing and Repair of Historic Stonework
- Preliminary Ecological Appraisal and Roost Assessment dated 2nd April 2025
- Bat Emergence and Re-Entry Surveys dated 2nd September 2024
- Biodiversity Net Gain Assessment WC-395.1a
- BNG Exemption Statement WC-395.2 Revision A
- Structural Appraisal dated 3rd April 2025 01 Second Revision
- External Wall Recladding Specification - Zinc Standing Seam System

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

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, the saved Rochdale Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning

(General Permitted Development)(England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the development hereby approved shall only be used for the purposes described within Use Class E(g)(i) and for no other purpose including other uses within Use Class E.

Reason: In the interests of amenity and highway safety and in accordance with Policies G9, P2, P3 and DM1 of the adopted Rochdale Core Strategy.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and full specifications of materials to be used externally on the development have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this includes all works to the existing building (soffits, eaves, roof verges and ridge details) and the proposed garage (facing stone, eaves and roof materials). Such details shall include the type, colour and texture of the materials and the development shall then be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of this Non-Designated Heritage Asset and ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 5 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and full specifications of the proposed zinc cladding to be used externally on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a built sample shall also be provided on site demonstrating seam orientation and finish. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of this Non-Designated Heritage Asset and ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 6 No above ground works shall take place until full product specifications for all windows, roof lights, external doors and detailed designs of the window and door reveals, at a scale of not less than 1:20, to be used on the development hereby approved, have been submitted to and approved in

writing by the Local Planning Authority. For the avoidance of doubt, all roof light windows should be conservation style and all windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 7 Notwithstanding any details included within the application, no development shall take place on the existing roof until such time as a full works methodology for the proposed roof works and chimney repairs has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, existing roof slate and stone shall be reused wherever possible. If required, samples of any new stone or slate to be used on the development hereby approved, must be first submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of preserving the character and appearance of this Non-Designated Heritage Asset and ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 8 Notwithstanding any details included within the application or the Specification for the Removal of Paint, Cleaning, Repointing and Repair of Historic Stonework, no development shall take place until such time as a full works methodology for the cleaning of all existing stonework has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the full works methodology shall also include a proposed trial area to be first agreed with the Local Planning Authority.

The approved methodology shall then take place on the agreed trial area and no further existing stonework outside of this trial area shall be cleaned without the approval in writing by the Local Planning Authority.

The full works shall then be carried out in complete accordance with the duly approved details.

Reason: In the interests of preserving the character and appearance of this Non-Designated Heritage Asset and ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 9 Prior to first occupation of the development hereby approved, full details and specifications of a renewable energy or energy saving scheme (consisting of but not limited to) solar photo-voltaic panels including large scale drawings at a scale of not less than 1:50 and / or air source heat pumps including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and in the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 10 Prior to first occupation of the development hereby approved, a scheme of biodiversity enhancements for the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first use of the building and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 No development shall take place until the Local Planning Authority has been provided with:

a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license

Reason: In order to minimise potential risk to protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The demolition of the building is likely to cause harm common pipistrelle bats as identified in the Bat Emergence and Re-Entry Surveys, Arbtech Consulting Ltd 2025. These

bats are protected under the Wildlife and Countryside Act 1981 and protective measures must therefore be agreed in advance.

- 12 No works or development shall take place until all Precautionary Working Methods set out within the submitted Preliminary Ecological Appraisal and Roost Assessment dated 2nd April 2025 have been implemented and carried out in full.

Reason: In order to minimise potential risk to protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 13 The development hereby approved shall not be brought into use until all proposed boundary treatments have been installed and completed in full in accordance with Drawing No 24.3412.SC5.6B. For the avoidance of doubt, this relates to the Boscastle Diamond Brace Access gate, the extended dry stone wall and the proposed post and rail timber fencing.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 14 No external lighting shall be installed on the building hereby approved or across the site unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of preserving the character and appearance of this Non-Designated Heritage Asset and ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and in the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

- 15 The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into

use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 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.

- 16 No part of the development hereby approved shall be occupied until all vehicle parking spaces have been provided and clearly marked out in accordance with the plans hereby approved. The parking spaces shall be kept available for parking at all times thereafter and shall not be used for any other purpose.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 17 The development hereby approved shall not be operated outside the hours of 07:00am and 20:00pm Monday – Sunday.

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.

- 18 The proposed garage hereby permitted shall only be used for storage purposes incidental to the primary use of the land which is Use Class E(g)(i). The garage shall not be used for any other purpose.

Reason: In order to safeguard the residential amenity and character of the area.

Approval Reason(s) (1)

- 20 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 17/06/2026

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)

19	BIODIVERSITY NET GAIN The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: a) A Biodiversity Gain Plan has been submitted to the planning authority, and; b) The planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements are considered to apply.
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	De minimis exemption.
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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>.