

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

APPLICATION REFERENCE: 25/01084/FUL

Applicant Mr Iftikar Warraich 27 Headyhill Stores Heady Hill Road Heywood Rochdale OL10 3JH	Agent Mr Daanyal Shairaz DS Design 475 Lever Edge Lane Bolton BL3 3LA
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Part I - Particulars of Application

- Proposal:** Retrospective application for change of use to parts of ground floor to a takeaway and barbershop together with formation of two new shop front entrances
- Location:** Headyhill Stores, 27 Heady Hill Road, Heywood, Rochdale, OL10 3JH
- Valid On:** 19 November 2025

DECISION: REFUSE PERMISSION**Refusal(s) (3)**

- 1 The development proposals would site a fast-food use within walking distance of St Margaret's Primary School and thus are in clear conflict with the requirements of paragraph 97a) of the National Planning Policy Framework, giving rise to an adverse impact upon the health outcomes in children. The application is therefore contrary to the requirements of Policy C6 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 In the absence of a suitable assessment, the development proposals are unable to demonstrate that they would not have a harmful impact upon the vitality and viability of Heywood town centre, contrary to Policy E1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The proposed development is not supported by sufficient information for the Local Planning Authority to assess the potential impacts of noise and odour from the site. The submitted odour assessment does not demonstrate that odour emissions from the premises will not have a negative impact on nearby residential amenity, nor does the noise impact assessment provide sufficient details on the impacts on sensitive receptors during the nighttime. In the absence of this information the Local Planning Authority cannot be satisfied the development would not give rise to negative odour impact. This does not comply with Policy DM1 of the adopted Rochdale Core Strategy and the aims of the National Planning Policy Framework.

Date of Decision: 18/06/2026

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	The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable, and it was therefore not possible to approve the application.
2	For avoidance of doubt the decision related to the following plans and documents: • Location Plan • As Existing Floor Plans and Elevations DS/25/00155 • Odour Impact Assessment • Noise Impact Assessment

INFORMATIVE:

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>.