

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

APPLICATION REFERENCE: 23/00326/FUL

Applicant Mr C Grieves Hallmark Developments (NW) Ltd 1D Crown Business Park Rochdale OL11 2PU	Agent Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP
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Part I - Particulars of Application

Proposal: 1no. industrial unit (Use Class E (g) (i-iii) and B2) including parking, access, landscaping and boundary treatments - Retrospective
Location: Site Of Former Dexine Rubber Co Ltd Spotland Road Rochdale
OL12 0AU
Valid On: 27 April 2023

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 By reason of its scale, utilitarian form and materiality, prominent siting adjacent to Spotland Road, and as a result of the low-quality boundary treatments and ineffective landscaping, the development fails to be well-designed or sympathetic to the positive physical characteristics which underpin the significance of the Spotland Bridge Conservation Area and would give rise to less than substantial harm as a result. The harm to the character and appearance of the area and to the significance of the Conservation Area is not outweighed by any mitigation, justification or public benefit and therefore fails to comply with the requirements of Policies P2,P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 22/07/2026

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	This decision relates to the following plans: - H332/210/A – Revised Proposal Unit 18 (Location, Site Plan, Proposed Elevations and Floor Plan) - 622.01 – Landscape Proposals - 200918 Rev 4 - Drainage Plan
2	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.

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>.