

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

APPLICATION REFERENCE: 25/00849/DEM

Agent

Andrew Stott
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Part I - Particulars of Application

Proposal: Prior notification of the proposed demolition of existing mill building
Location: Regent Mill St James Street Heywood OL10 1JJ
Valid On: 28 November 2025

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING
CONDITIONS:**

Condition(s) (1)

- 1 The demolition hereby permitted shall be carried out in full accordance with the Method Statement by Winterburns of Rochdale (Issue No. 1; 27th November 2025). The site thereafter shall 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.

Date of Decision: 12/08/2026

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 (3)	
1	For the avoidance of doubt, this decision relates to the following plans and documents: • Application Form • DWG No. A1/2005417/01 (Location Plan) • Method Statement Issue No. 1 (Winterburns of Rochdale; 27th November 2025) • Inspection & Assessment in relation to Bats & Breeding Birds (Tyrer Ecological Consultants; February 2026; Issue 1) • Dusk Survey Results (Tyrer Ecological Consultants; August 2026; Issue 1.1)
2	Bats have been identified on site and are protected under the Wildlife and Countryside Act 1981. No demolition hereby permitted shall take place until either (a) a European Protected Species Mitigation License issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 authorising the demolition; or (b) a statement in writing from Natural England confirming that it does not consider the demolition will require such a license. has been obtained Demolition should be carried out in strict accordance with the approved license and its mitigation (or the terms as set out in Natural England's statement under (b)). Planning consent does not provide a defence against any offences.
3	The applicant is advised that the Local Highways Authority has requested a dilapidation survey of the adjoining public highway prior to the commencement of demolition. Any damage to the public highway – including that which may be caused by demolition, or demolition traffic – may be recoverable by the Local Highway Authority pursuant to Section 59 of the Highways Act 1980, and any works to, or affecting the public highway may require separate agreement under

	Section 278 of that 1980 Act. The applicant is encouraged to contact the Local Highway Authority prior to demolition to agree the scope of any survey and reinstatement.
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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>.