

Officer Report

Case Reference: PL/2026/0392
Location: Unit A, Finlan Road, Stakehill Industrial Estate, Middleton, M24 2SJ
Proposal: Demolition of existing single storey extension and service yard canopy, erection of extension and alterations to existing building, change of use to allow a flexible use within Classes B2, B8 and / or E(g)(iii) and a series of physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure
Recommendation: Approve with Conditions
Officer: Claire Ringwood

Condition(s) (20)

- 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:-

- Drawing No: L102 Rev C – Proposed Elevations
- Drawing No: L107 Rev B – Site Location Plan
- Drawing No: P100 Rev E – Proposed Site Plan
- Drawing No: P101 Rev D – Proposed Floor Plans
- Drawing No: P103 Rev C – Proposed Elevations
- Drawing No: P104 Rev C – Proposed Sections
- Drawing No: P105 Rev F – Proposed Landscape Plan
- Drawing No: P106 Rev C – Proposed 3D Views
- Drawing No: P107 Rev C – Proposed 3D Views
- Drawing No: P108 Rev C – Proposed Bin Stores
- Received 30th April 2026
- Drawing No: P109 Rev A – Proposed Ground Floor Plan
- Received 22nd May 2026

and the development shall be carried out in complete accordance with these drawings hereby approved.

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 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to first occupation of the building hereby permitted, the vehicle parking space(s) and motor bike spaces shall be provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

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, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

- 5 Prior to first occupation of the building hereby permitted, the cycle storage shall be provided in accordance with the plans hereby approved. The space(s) shall be kept available for cycle parking at all times thereafter.

Reason: In order to ensure there is adequate provision for bicycles to be parked securely and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy T2 of the adopted Rochdale Core Strategy.

- 6 Prior to first occupation of the building, the electric vehicle (EV) charging points shall be provided in accordance with the plans hereby approved. The EV charging points shall be retained and maintained for vehicle charging at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

- 7 Any soil or soil forming materials brought to site or sourced from on-site, shall be tested for contamination and suitability for use on site. Proposals for testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto, or re-used from, site.

The approved contamination testing shall then be carried out and validity evidence (including soil descriptions, laboratory certificates, photographs) shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into first use or occupation.

Where a Materials Management Plan is required, the version signed off by a Qualified Person shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto, or re-used from, site.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority. If contamination is not suspected, found or caused during development this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 No development shall commence until an external lighting plan has been submitted to, and approved in writing by, the Local Planning Authority. The following details will be required:

1. A full lighting design, calculations, and detailed layout - providing details of lanterns, angle of lanterns, maintenance factors, mounting heights, exact locations of lanterns etc.

2. Confirmation of lighting standards the private area has been lit to (BS5489, CIBSE etc.)

3. Calculations showing compliance with ILE guidelines (GN01) for the control of intrusive lighting to Environmental Zone E3

4. Lux plots showing light spill onto surrounding areas to include 10, 5 and 1 lux levels
5. Source Intensity of lanterns should be considered for the proposed installation to ensure compliance with the requirements of GN01.
6. All lighting calculations showing light spill and obtrusive light should be for worst case scenario, i.e., when the installation is first operational.
7. If any complaints are received, the Maintaining Body should consider the fitting of shields to the lanterns in line with the Institute of Lighting Professionals (ILP) "Guidance notes for the reduction of obtrusive light" - Environmental Zones
8. Details of how the lighting strategy has been designed to be sensitive to foraging and commuting bats.

The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: To reduce the potential impacts of foraging and commuting bats to ensure that they are not adversely impacted upon as a result of the development and to ensure neighbouring amenity in accordance with Policies G7, P3 and DM1 of the adopted Core Strategy and the NPPF.

Reason for pre-commencement condition: No details of any external lighting have been provided.

- 10 Prior to any vegetation clearance, earth works or machinery on the site, a precautionary working measures method statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason: In order to protect wildlife from works that may impact on their habitats, pursuant to Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.

- 11 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

1. Identification of "biodiversity protection zones" to protect the priority habitats adjacent to the site, as well as Whit Brook approximately 15m south.

2. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
3. The location and timing of sensitive works to avoid harm to biodiversity features.
4. The times during construction when specialist ecologists may need to be present on site to oversee works.
5. Responsible persons and lines of communication.
6. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 12 No development shall commence, including any earthworks, vegetation clearance or demolition until, a method statement detailing eradication or avoidance measures for Japanese knotweed and Himalayan balsam has been submitted to, and approved in writing by, the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of PfE and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

- 13 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall only be used for use Classes B1 to B8 and

E(g)(iii) and for no other purpose (including any other purpose in the same Use Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or the designated mixed employment zone in accordance with Policies E2, DM1 and TR2 of the adopted Core Strategy and the NPPF.

- 14 The specific noise limits of any fixed plant/operations at the closest noise sensitive receptors for both daytime and nighttime periods shall not exceed the levels set out in Table 15 of the Noise Impact Assessment by Lucion, Ref: 120999.667744, Issue No. 2, Issue Date: 5th July 2025.

Reason: In order to protect the amenities of occupiers of nearby premises from noise and disturbance in accordance with Policies G9 and DM1 of the Rochdale Core Strategy.

- 15 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment Summary Report by Lucion, Ref: 120999.649224, Issue No. 2, Issue Date: 3rd September 2026.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

- 16 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

a) a non-technical summary;

b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;

d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

- 17 Biodiversity enhancements shall be implemented in line with section 5.4 of the Ecological Impact Assessment by Lucion, Ref: 120999.649224, Issue: 2, Issue Date: 3rd September 2025, received by the Local Planning Authority on 30th April 2026. Details of these enhancements shall be submitted to and approved in writing by the Local Planning Authority and shall also include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: In the interests of securing adequate biodiversity and habitat enhancements within the site in the long term in accordance with the Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of PfE and the NPPF.

- 18 The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the Arboricultural Method Statement & Tree Protection Plan by Lucion, Ref: 120999.649224, Issue No: 1, Status: Final V1, Issue Date: 16th December 2025, received by the Local Planning

Authority on 30th April 2026, before any equipment, machinery or materials are brought on to the site. Such protection as required in the Arboricultural Statement shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policies DM1, G6 and G7 of the Core Strategy, Policy JP-G7 of PfE and the NPPF.

- 19 No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The details required shall include:

I. The hydraulic model data shall be comprehensive and supported by appropriate layout drawings.

II. The discharge arrangements for the entire site shall be clarified.

III. SuDS source control shall be assessed to incorporate green surface-based options.

IV. A 45% climate change factor shall be applied to the design of the system.

V. Exceedance flood flow routing and mitigations shall be assessed.

These details shall be provided in line with the Flood Risk Assessment & Drainage Strategy by Lucion, Ref: 120999.645392, Issue No. 4, Issue Date: 22nd July 2025, received by the Local Planning Authority on 8th July 2026.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 20 No development shall take place until, specific details of the chosen energy saving and carbon reduction measures have been submitted to and approved in writing by, the Local Planning Authority. The approved energy saving and carbon reduction measures shall then be installed in full prior to the occupation of the building to which they relate and shall thereafter be retained and maintained for their intended purpose.

Reason: In the interest of encouraging a transition to a low carbon transport network and in accordance with Policy G1, G2 and G3 of the adopted Rochdale Core Strategy, Policy JP-S2 of the adopted PfE and the NPPF.

Reason for pre-commencement condition: The submitted Energy & Sustainability Statement by Lucion, Ref: 120999.649226, Issue No. 5, Issue Date: 08/08/2025 does not provide full details of the measures proposed.

- 1 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted, and;

(b) specifies the matters referred to below:

The matters are:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

2 Whilst there is only a very low risk of great crested newts being present, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill great crested newts. If a great crested newt is found during the development all work should cease immediately, and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s). Natural England should also be informed.

3 Any future feature signage will require separate advertisement consent and is not approved under this permission.

4 The applicant is advised of the requirement to contact SP Electricity Northwest Ltd as there is infrastructure adjacent to the application site. Great care should be taken at all times to protect electrical apparatus and any personnel working in its vicinity. Anyone working in proximity to any of their apparatus (whether above or underground) should be referred to two relevant documents produced by the Health and Safety Executive (available from The Stationery Office Publications Centre and The Stationery Office Bookshops) and advised to follow the guidance given. The documents are as follows:-

HS(G)47 – Avoiding danger from underground services and GS6 – Avoidance of danger from overhead electric lines.

SP ENWL offer a fully supported mapping service, providing up to date information about the location and status of our apparatus. Further information can be found at <https://www.enwl.co.uk/advice-and-support/line-search-before-you-dig>, alternatively you can call us on 0800 195 4141.

It is advisable that the developer and/or their contractors make contact with SP ENWL as soon as reasonably practicable to discuss the location of their assets and their proposals, to ensure there is no unnecessary delay to any works they wish to carry out and to ensure the boundaries and security of our sites are maintained.

5 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The

applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability were prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.