

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

APPLICATION REFERENCE: PL/2026/0073

Applicant Mr. Oluwakayode Odubela Buersil House Exmouth Street Rochdale OL16 4SX	Agent Mr. Niamat Ali 47, Egerton Road South Chorlton cum Hardy Manchester M21 0YW
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Part I - Particulars of Application

Proposal: Retrosepctive application for the demolition of the former unit and change of use of land faciliated by the erection of a new larger unit comprising a vehicular workshop and MOT testing station (Sui Generis)

Location: BUERSIL HOUSE, EXMOUTH STREET, ROCHDALE, OL16 4SX

Valid On: 18 May 2026

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

- 1 By reason of its siting and scale, the development significantly reduces the light and outlook received by the rear facing ground floor habitable room windows and garden areas of nos. 545 and 547 Oldham Road whilst also giving rise to an adverse overbearing impact. The design, siting and scale of the building is also incompatible with the surrounding character and appearance of the residential area. The proposed MOT testing station and increase in background noise levels would exacerbate the existing impacts on residential amenity and such impacts are not able to be mitigated by condition. On this basis the proposed development is contrary to Policies G9, P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development'.

Date of Decision: 14/08/2026

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 (2)	
1	INFORMATIVE: This Decision Notice relates to the following drawings and documents:- • Location Plan dated 27th January 2026 • Existing Site Plan • Existing Floor Plan and Elevations Drawing No NA-P01 • Nosie Impact Assessment dated 23rd April 2026 Report No 11491 • Design and Access Statement
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>.