

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

APPLICATION REFERENCE: PL/2026/0610

Applicant Mr Damian Cross Tootal Buildings 56 Oxford Street Manchester M1 6EU	Agent Mr Andy Almond Port of Liverpool Building Woodside - Pier Head Liverpool, Merseyside L3 1BY
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Part I - Particulars of Application

Proposal: Two storey temporary fire station with an appliance bay to enable the continued operation of GMFRS during the redevelopment of the existing Fire Station

Location: HEYWOOD COMMUNITY FIRE STATION, MIDDLETON ROAD, HEYWOOD, OL10 2LU

Valid On: 3 July 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (6)**

- 1 The development shall be carried out in accordance with the following plans and documents hereby approved:
 - Location Plan
 - Drawing No: 0100 Rev P1 – Site Location Plan
 - Drawing No: 0100 Rev P01- Below Ground Drainage Outline Drainage Strategy
 - Drawing No: 0101 Rev P1 – Site Location Plan Levels
 - Drawing No: 0110 Rev P01 – External Works Plan
 - Drawing No: 0410 Rev P2 – Proposed Site Sections Temporary Station
 - Drawing No: 2010 Rev P07 – Temporary Station Site Plan
 - Drawing No: 3010 Rev P04 – Temporary Station Level 00 GA Plan
 - Drawing No: 3011 Rev P04 – Temporary Station Level 01 GA Plan
 - Drawing No: 3610 Rev P04 – Temporary Station GA Elevations
 - Received 3rd July 2026

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.

- 2 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with Policy G9 of the Core Strategy and paragraphs 187 and 196 of the National Planning Policy Framework.

- 3 The external staircase hereby approved shall only be used for emergency escape purposes only and shall not be used for day-to-day access, egress or operational activities.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM1 of the Core Strategy, the Council's SPD and the NPPF.

- 4 The permission hereby granted for the temporary buildings as shown on the approved plans is for a limited period only, expiring by 29th September 2028. The temporary buildings shall be discontinued and removed at the end of the said period or within 3 months of the occupation of the main fire station.

Reason: As the structures are only justifiable on a temporary basis and to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Core Strategy, the Council's SPD and the NPPF.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the first floor rear facing windows shown on the plans hereby approved shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The windows shall be glazed with obscure glass to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest

level of obscurity) before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM1 of the Core Strategy and the National Planning Policy Framework.

- 6 No development shall commence until, details of the protection of any retained tree or trees has been submitted to and approved in writing by, the Local Planning Authority. The tree protection measures as approved shall be installed prior to any equipment, machinery or materials being brought on to the site. Such protection 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.

Approval Reason(s) (1)

- 7 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 17/08/2026

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	The applicant is advised that the permanent works should infer no assumptions from the temporary works and undertake a comprehensive assessment of the SuDS hierarchy.
2	The applicant is advised that the proposed tree works relate to trees within the curtilage of neighbouring properties and consultation should be undertaken with the relevant parties prior to any tree works being undertaken.
3	The Applicant is advised that where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should follow the advice in the Environment Agency consultation letter which has been sent under separate cover.

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>.