

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

APPLICATION REFERENCE: PL/2026/0451

**Applicant**

Mr Nigel Campbell  
94 Elm Park Grove  
Rochdale  
Greater Manchester  
OL12 7JT

**Part I - Particulars of Application**

**Proposal:** Temporary siting of storage container to front of dwellinghouse  
**Location:** 94 ELM PARK GROVE, ROCHDALE, OL12 7JT  
**Valid On:** 13 July 2026

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS****Condition(s) (1)**

- 1 The temporary shipping container hereby approved shall be removed from the site in its entirety and the land restored to its former condition on or before 31 October 2028.

Reason: The container is only considered acceptable on a temporary basis due to its impact on the character and appearance of the area. This condition is imposed in accordance with Policies P3 and DM1 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

**Approval Reason(s) (1)**

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 27/08/2026

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 (1) |                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                            | <p>This Decision Notice relates to the following drawings and documents:-</p> <ul style="list-style-type: none"><li>• Location Plan. Dated 16/05/2026</li><li>• Proposed Site Plan. Dwg no. A1. Dated 01/06/2026</li><li>• Supporting letter received on 20/08/2026 and signed by Nigel Campbell</li></ul> |

**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>.