

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

APPLICATION REFERENCE: PL/2026/0210

Applicant Moonbeam Enterprises Limited 34-36 London Road, Wembley, London, HA9 7EX	Agent Mr Matthew Gray 70 St Mary Axe, London, EC3A 8BE
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Part I - Particulars of Application

Proposal: Removal of existing building and structures and installation of 5no. jet wash bays, erection of outbuildings, perimeter fencing with access gates and parking area

Location: 311 KINGSWAY, ROCHDALE, OL16 5BX

Valid On: 23 April 2026

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

- 1 The proposed jet-washing facility, by reason of the nature, intensity and operation of the use, would generate unacceptable levels of noise and disturbance detrimental to the amenities of nearby residential occupiers. In particular, the development would result in impulsive and intermittent noise arising from the operation of jet-washing equipment and associated plant and machinery, together with additional disturbance from vehicle movements associated with the use, including frequent arrivals and departures, vehicle doors opening and closing, and vehicle engines starting and idling. The cumulative effect of these noise sources would result in a significant adverse impact on the living conditions of nearby occupiers through noise, disturbance and loss of residential amenity. The proposal is therefore contrary to Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and Policy P3 of the National Planning Policy Framework.

Date of Decision: 03/09/2026

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	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.
2	For the avoidance of doubt, this decision relates to the following list of plans and documents: • AMENDED PROPOSED SITE PLAN LAYOUT REV F – received by the Council 17th August 2026 • AMENDED PROPOSED BOUNDARY TREATMENT AND DOG WASH ELEVATIONS Rev C - received by the Council 17th August 2026 • AMENDED PROPOSED FENCING DRAWING – received by the Council 1st June 2026 • AMENDED PROPOSED VISUALS – received by the Council 1st June 2026 • AMENDED PROPOSED FENCING SPECIFICATION – received by the Council 1st June 2026 • Plant Room Elevations – received 6th March 2026 • Existing and Proposed Site Location and Block Plans – received 6th March 2026 • Phase 2: Site Investigation – prepared by Goodsons Associates • Noise Impact Assessment – ARR/C/3933 01 Rev A dated 2nd March 2026, received by the Council 23rd April 2026 • Preliminary Ecological Assessment – prepared by Rob Coles Ecology, received by the Council 13th April 2026

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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>.