

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

APPLICATION REFERENCE: PL/2026/0183

Applicant Mrs Shagufta Hasan 55 Bagslate Moor Road Rochdale OL11 5YH	Agent Mr Parminder Syan 17 St Martins Avenue Leeds LS7 3LQ
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Part I - Particulars of Application

Proposal: Erection of a new industrial building, subdivided into five separate units (Use Class E(g)(iii)) with associated car parking, landscaping and bin storage area

Location: 1, Summer Street, Rochdale, OL16 1SY

Valid On: 7 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (12)**

- 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 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- 24010/12 revision C - Proposed elevations
- 24010/13 revision B - Proposed ground floor plan
- 24010/14 revision B - Proposed mezzanine and roof plan & 3D images
- 24010/10 revision A – Site Location Plan (Existing Site Plan and Site Sections)
- 24010/15 revision A – Proposed Site Plan and Sections

- 24010/17 - Proposed Bin Store
- 24010/205 – Car Park Details

Documents

- Energy Statement (Version 2 dated 26.01.2026)

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No above ground works shall take place until such time as a detailed specification and samples of the materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:
 - Display of an emergency contact number;
 - Details of Wheel Washing;
 - Dust Management Plan;

- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- Parking of construction vehicles and staff.

The development shall be carried out in accordance with the approved construction management plan throughout the construction period.

Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-commencement Condition: Construction/clearance works on-site have the potential to impact residential health and amenity, and the natural environment/habitats from the initial stages. Appropriate safeguards should therefore be put in place prior to works starting.

- 6 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i. a survey of the extent, scale and nature of contamination
- ii. an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by 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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Prior to the first occupation of the development hereby approved, the low and zero-carbon technologies to be incorporated into the development hereby approved shall be carried out in accordance with the details contained within the Energy Statement (Version 2 dated 26.01.2026) including integrated solar PV panels, EV charging infrastructure, enhanced insulation and Mechanical Ventilation with Heat Recovery systems.

Reason: In the interest of encouraging a transition to a low carbon transport network and reducing carbon emissions in accordance with Policy G1, G2 and G3 of the adopted Rochdale Core Strategy, Policy JP-S2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 No above ground works shall take place until full details and specifications of solar photo-voltaic panels including large scale drawings, including the siting, dimensions, appearance and fixing method at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the solar photovoltaic panels will be flush-mounted and integrated within the plane of the roof and shall not project above the roof surface unless otherwise

agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 10 The development hereby approved shall not be brought into use until such time as details for the design of cycle store (minimum 2 spaces) has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved cycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 The development hereby approved shall not be brought into use until the proposed bin store as shown on drawings 24010/15 revision A (Proposed Site Plan and Sections) and Drawing 24010/17 (Proposed Bin Store) has been installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 12 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the building hereby approved shall only be used for the purposes described within Use Class E (g)(iii) and for no other purpose including other uses within Use Class E.

Reason: In the interests of amenity and highway safety and in accordance with policies DM1 and E2 of the adopted Rochdale Core Strategy, saved

Policies EC/3 and G/R/1 of the Rochdale Unitary Development Plan and policies JP-J1 and JP-J2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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: 18/09/2026

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 (3)	
1	INFORMATIVE: The applicant is reminded of the need to submit and obtain formal approval of those details required by conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is subject to payment of an additional fee.
2	INFORMATIVE: Should it be intended to display any advertisement at the premises, the applicant is advised to contact the Local Planning Authority with details to establish whether

	a separate application is required for approval under the Advertisement Regulations (2007).
3	INFORMATIVE: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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>.