

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application - Change of Use**

APPLICATION REFERENCE: PL/2026/0275

Applicant Mr Ghulam Hadhar 22 St Peters Street Rochdale OL16 5NW	Agent Mr Sajid Hussain 732 Edenfield Road Rochdale OL127PP
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Part I - Particulars of Application

Proposal: Change of use from storage units to 7 self-contained apartments together with bin storage area and cycle storage. The installation of metal access-controlled gates and alterations to fenestration on all elevations.

Location: 24A BARON STREET, ROCHDALE, OL16 1SJ

Valid On: 1 May 2026

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

- 1 The application fails to demonstrate that acceptable, efficient and deliverable waste collection arrangements can be provided for the proposed development. The submitted strategy relies on refuse bins being moved across adjoining land outside the applicant's ownership and control to be presented on Oldham Road for collection, without definitive evidence of a secure and enforceable right of access. The Local Planning Authority is therefore not satisfied that the proposed apartments could be adequately serviced in an efficient, reliable and sustainable manner for the lifetime of the development, which could also result in bins being stored on the street in a visually obtrusive manner. The proposal would therefore result in an unacceptable form of development contrary to Policies S3, S4, TR4(d) and DP3(2) of the National Planning Policy Framework, Policies DM1 and P3 of the adopted Rochdale Core Strategy and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan.

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 (1)	
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.

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>.