ROCHDALE
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Lawful Development: (Proposed Use)

APPLICATION REFERENCE: PL/2026/0669

Applicant	**Agent**
Mrs S Farooq 24 Egyptian Drive Rochdale OL11 3FW	Mr Mohammed Farooq (Building Design Services) 418 Bury Road Rochdale OL11 5EU

Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness (Existing) for the sub-division of existing Class E unit into 6 Class E units
Location: Bridge House, Mellor Street, Rochdale
Valid On: 31 July 2026

DECISION: REFUSE PERMISSION

Refusal(s) (1)

1 On the balance of probabilities, and given the lack of any definitive evidence, the application has failed to demonstrate that the premises have been used as an office within Use Class E and in operation for ten or more years as of the date of application. Given that the lawful use of the building within Class E is not demonstrated, the development is therefore not lawful within the meaning of Section 191 of the Town and Country Planning Act 1990.

Date of Decision: 22/09/2026

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	For the avoidance of doubt, this decision relates to the following list of submitted plans / documents: • Application Form • Location Plan • Ground Floor Plan. Drawing number: 2447/1 • Lower Ground Floor Plan. Drawing number: 2447/2 • Site Plan. Drawing number: 2447/3

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.