

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND
COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (AS AMENDED)**

Screening Opinion

APPLICATION REFERENCE: OTH/2026/0781

Applicant

Litchfields
Ship Canal House
98 King Street
Manchester
M2 4WU

Part I - Particulars of Application

Proposal: Request for an Environmental Impact Assessment [EIA] screening opinion with respect to the proposed redevelopment of part of the Lower Falinge Estate

Location: Lower Falinge Estate, Spotland Road, Rochdale

Valid On: 26 August 2026

DECISION: NOT REQUIRED

Approval Reason(s) (1)

- 1 The proposed development does not fall within Schedule 1 of the above regulations.

The proposed development falls within the description of paragraph 10(b) of Schedule 2 of the above regulations.

The proposed development would not be located in a sensitive area and having taken into account the criteria in Schedule 3 of the regulations, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size and location.

The proposed development as described in this screening request is not EIA development and an Environmental Statement would not be required for the proposed development.

Date of Decision: 24/09/2026

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)	
2	This decision should be read in conjunction with the attached statement of reasons which clarify the Council's decision in this particular case.