

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

APPLICATION REFERENCE: PL/2026/0683

Applicant Mr M.A Jalal 51 TWEEDALE STREET ROCHDALE OL11 1HH	Agent Mr Mohammed Farooq (Building Design Services) 418 BURY ROAD ROCHDALE OL11 5EU
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Part I - Particulars of Application

Proposal: Change of use from residential dwelling (Use Class C3) to hot food takeaway (Sui Generis) including erection of flue to the rear elevation and alterations to front elevation to form new shop front

Location: 51 Tweedale Street, Rochdale, OL11 1HH

Valid On: 6 August 2026

DECISION: REFUSE PERMISSION**Refusal(s) (4)**

- 1 The proposed Hot Food Takeaway would be inappropriate for this location as it would be within walking distance of St Johns RC Primary School and Beech House School,. Furthermore the application is not supported by sufficient evidence that clearly discounts an adverse impact upon the health outcomes in both children and adults both locally and across the borough given that it would place an additional hot food takeaway use within an area identified as having one of the highest concentrations of such uses nationally, and where dire and declining health outcomes in children and adults that include preventable illnesses which can in part be attributed to poor dietary choices have been identified. The proposals would therefore be contrary to Policy HC4 of the National Planning Policy Framework, as well as the aims and requirements of the Guidelines and Standards for Hot Food Takeaways SPD, Policy C6 of the adopted Rochdale Core Strategy, and Policy JP-P6 of the Places for Everyone Joint Development Plan.
- 2 The proposed Hot Food Takeaway would represent a main town centre use as defined within Annex B of the NPPF (2026), that would sit outside of the boundary of any defined local centre. The application is not supported by sufficient evidence to demonstrate that the site is sequentially preferable and in the absence of such information an adverse impact upon the vitality

and viability of the adjacent Milkstone Road Local Centre cannot be discounted. The proposals are therefore contrary to the aims and expectations of Policy TC3 of the National Planning Policy Framework, or Policy E1 of the Rochdale Core Strategy. Accordingly, insufficient information has been provided and the proposal is contrary to the above policies.

- 3 The proposed shopfront would, by reason of its design and materiality, would comprise an incongruous and wholly unsympathetic addition which would fail to comply with the guidance provided within the 'Shop Fronts and Security Shutters' adopted September 2012, updated February 2017, and would give rise to an unacceptable impact on the character and appearance of the host building and on the surrounding street scene. Given the proximity of the site to the Castlemere Community Centre, which is regarded as a Non-Designated Heritage Asset, the proposals would give rise to harm to the significance of this building through the development of an intrusive and inappropriate form of development within its setting. This harm is not justified, mitigated or outweighed by public benefit and therefore, the application is contrary to Policies P2 and P3 of Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, as well as Policy HE7 of the National Planning Policy Framework.
- 4 Insufficient information has been provided to demonstrate that the proposed development will not harm the living conditions of neighbouring occupiers from increased noise, disturbance and odour. Accordingly, the proposal is contrary to Policy DM1 and G9 of the Rochdale Core Strategy, Policy JP-P1 of Places for Everyone and Policy P3 of the National Planning Policy Framework.

Date of Decision: 25/09/2026

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 notice relates to the following plans and documents: • Noise and Osour Assessment 2700-1 (2) received 29th July 2026 • 2089/1 - Existing floor plan, elevation & site plan received 29th July 2026 • 2089/2 - Proposed floor plan, elevations& site plan received 29th July 2026 • Planning statement received 29th July 2026 • Location Plan received 29th July 2026 • Technical Data received 29th July 2026

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>.