



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01023/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 418 Bury Road Rochdale OL11 5EU	MR NUMAAN

Part I - Particulars of Application

Date of Application: 2 April 2024

Proposal:	Change of use of ground floor from a dwelling to a jewellery shop and self-contained apartment at first floor and part of ground floor
Location:	2 Salkeld Street, Rochdale, OL11 1PS

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED** for the carrying out of the development referred to in Part I above.

Conditions

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. This permission relates to the following plans and documents:-

Location Plan
Proposed site, elevation and floor plans
Existing site, elevation and floor plans
Retail sequential test prepared by BDS March 2023
Noise impact assessment prepared by EnviroSolution November 2023

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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

3. The retail unit nor the residential accommodation hereby approved shall be occupied until validation testing has been carried out and the results of which have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the following internal and external noise levels have been achieved in the adjacent residential flat:

' 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
' 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
' 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
' 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Reason: To protect the amenities of local residents in accordance with policy G9 and DM1 of the Rochdale Core Strategy, Policy JP-P1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. The ground floor premises shall be used as a jewellery shop in accordance with drawing 'Proposed site, elevation and floor plans' and for no other purpose including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment.

Reason: Given the site constraints and to protect the amenities of local residents in accordance with policy G9 and DM1 of the Rochdale Core Strategy, Policy JP-P1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 31 October 2024

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per

property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.