

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01528/PRA56

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton M24 1EW	Mr John Henstock

Part I - Particulars of Application

Date of Application: 2 December 2022

Proposal:	Prior approval for change of use from commercial use (Class E) to dwellinghouse (Class C3) (6no apartments)
Location:	First Floor Midway House, Fountain Street, Middleton, M24 1AF,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 5 May 2023

Daniela Ripa
Interim Head of Planning Services



PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton M24 1EW	Mr John Henstock

Part I - Particulars of Application

Date of Application: 2 December 2022

Application No: 22/01528/PRA56

Proposal:	Prior approval for change of use from commercial use (Class E) to dwellinghouse (Class C3) (6no apartments)
Location:	First Floor Midway House, Fountain Street, Middleton, M24 1AF,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 The development must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This permission relates to the following plans:

Site and Location Plan - 660-03
Existing Floor Plans - 669-01
Proposed Floor Plan - 669-02

and the development shall be carried out in accordance with these drawings hereby approved.

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

- 3 The six apartments hereby permitted by virtue of Class MA must remain as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.

Reason: To comply with the requirements of Paragraph MA.2 of Part 6, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 4 No part of the development shall be occupied until such time as details for the design of refuse/ bin store have been submitted to and approved in writing by the Local Planning Authority. The duly approved store shall be installed in complete accordance and made available for use prior to the approved development first being brought into use.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The glazing and ventilation measures within Section 7 "Mitigation" of the Environmental Noise Assessment by Amber Acoustics shall be carried out for each apartment prior to its occupation in order to achieve the following noise levels:

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

The apartments shall not be occupied until a validation report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the above levels have been achieved. The glazing and mitigation measures shall be retained as approved thereafter.

Reason: To ensure satisfactory levels of noise are achieved for neighbours and comply with the requirements in Paragraph 127 of the NPPF

Date Decision Issued 5 May 2023

Daniela Ripa
Interim 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.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.