



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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00403/PRA56

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design And Planning Consultancy 5 Newark Place Henhull NANTWICH CW5 6XY United Kingdom	Mr Abrar Hussain

Part I - Particulars of Application

Date of Application: 14 August 2024

Proposal:	Prior approval for change of use of ground floor from (Class E) to a bedsit studio (Class C)
Location:	Farriers Chambers , 4 Smith Street, Rochdale, OL16 1TU

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 8 November 2024

Melanie Hale
Head of Planning Services

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

PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design And Planning Consultancy 5 Newark Place Henhull NANTWICH CW5 6XY United Kingdom	Mr Abrar Hussain

Part I - Particulars of Application

Date of Application: 14 August 2024

Application No: 24/00403/PRA56

Proposal:	Prior approval for change of use of ground floor from (Class E) to a bedsit studio (Class C)
Location:	Farriers Chambers , 4 Smith Street, Rochdale, OL16 1TU

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:

Location Plan
Received 14th August 2024

Drawing No: 2333.01 Rev B - Existing & Proposed Floor Plans & Elevations
Received 1st October 2024

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 Prior to first occupation, the dwelling hereby approved shall be constructed in line with the requirements of the Noise Impact Assessment Report by Noise Air Acoustics & Air Quality, Issue Date: 2nd August 2024, Report Ref: P7511-R1-V1, in particular figure 10 of section 5 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.

Upon completion and prior to occupation validation testing is carried out.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to first occupation, the development hereby permitted shall be carried out in accordance with the submitted flood risk assessment (ref KRS.0805.001. R.001.B Dated September 2024) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing floor levels metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy G8 of the Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

- 5 The dwelling hereby approved shall not be used at any time for residential use other than as a 1 bedroom dwelling. The storage room as shown on the approved plans shall not be used/occupied at any time other than for purposes as a non-habitable room.

Reason: This room is not suitable for habitable use and to safeguard the internal living environment for future occupiers in accordance with Policy DM1 of the Rochdale Core Strategy and the SPD.

Date Decision Issued 8 November 2024

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.

