

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00387/PRA56

Name and address for correspondence:	Applicant name:
Mr Daljit S. Bharya Bharya DBC Ltd. 76 Poplar Avenue Edgbaston Birmingham B17 8ES	Mr Jacob Fekete

Part I - Particulars of Application

Date of Application: 3 May 2023

Proposal:	Prior approval for change of use from Class E to 12 no. apartments
Location:	115 Spotland Road, Rochdale, OL12 6PJ,

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 22 June 2023

Daniela Ripa
Interim Head of Planning Services



PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Daljit S. Bharya 76 Poplar Avenue Edgbaston Birmingham B17 8ES	Mr Jacob Fekete

Part I - Particulars of Application

Date of Application: 3 May 2023

Application No: 23/00387/PRA56

Proposal:	Prior approval for change of use from Class E to 12 no. apartments
Location:	115 Spotland Road, Rochdale, OL12 6PJ,

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:

Existing & Proposed Floor Plans 23/100-01 - Received by the Council 14/04/2023

Proposed Floor Plans 23/100-02 - Received by the Council 14/04/2023

Existing Elevations - 23/100-03 - Received by the Council 14/04/2023

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 No part of the development shall be occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan should be implemented prior to first use, and thereafter so long as the building is in as apartments.

Reason: To reduce reliance on the private car in accordance with the Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted noise impact assessment received by the Council 24th May 2023. No part of the development shall be occupied until such time as a validation report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. Details within the validation report shall specify those exposed to the highest noise levels to ensure the following internal noise levels are being achieved:
- 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 noise attenuation measures shall be retained as installed thereafter in perpetuity.

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.

- 5 The flats 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).

Date Decision Issued 22 June 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.