

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/01244/PRA56

Name and address for correspondence:	Applicant name:
Miss stacey duncan Director 1192 M9 6FR	Miss stacey duncan

Part I - Particulars of Application

Date of Application: 19 December 2024

Proposal:	Prior approval for change of use of first and second floors from Class E to a 3 bedroom flat (Class C3) - Resubmission of 24/00826/PRA56
Location:	65 Long Street, Middleton, M24 6UN,

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 10 February 2025

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:
Miss stacey duncan 1192 M9 6FR	Miss stacey duncan

Part I - Particulars of Application

Date of Application: 19 December 2024

Application No: 24/01244/PRA56

Proposal:	Prior approval for change of use of first and second floors from Class E to a 3 bedroom flat (Class C3) - Resubmission of 24/00826/PRA56
Location:	65 Long Street, Middleton, M24 6UN,

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 This permission relates to the following plans and documents :

- Location Plan
- Proposed Site Plan XX-ZZ-DR-A-00200 P01
- Proposed GA Floor Plans -XX-ZZ-DR-A-20200 Rev P02
- Heritage Statement dated 17/09/24
- Residential Noise Impact Assessment Ref: NP- 011968

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.

2 The homes should be constructed in line with the requirements of the submitted noise impact assessment to achieve the following internal and external 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 should be carried out to ensure the internal and external noise levels have been achieved. The dwellings hereby approved shall not be occupied before a report providing details of the validation testing has been submitted to and approved in writing by the Local Planning Authority.

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.

Date Decision Issued 10 February 2025

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.