

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01527/PRA56

Name and address for correspondence:	Applicant name:
Mr Gary Benjamin Rochdale BC Number 1 Riverside Smith Street Rochdale OL16 1XU	Mrs Debra Kay

Part I - Particulars of Application

Date of Application: 9 December 2022

Proposal:	Prior approval for change of use from a business use (Class E) to a State Funded School (Class F1(a))
Location:	St Albans House, Drake Street, Rochdale, OL16 1UZ,

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 3 February 2023

Daniela Ripa
Interim 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 Gary Benjamin Number 1 Riverside Smith Street Rochdale OL16 1XU	Mrs Debra Kay

Part I - Particulars of Application

Date of Application: 9 December 2022

Application No: 22/01527/PRA56

Proposal:	Prior approval for change of use from a business use (Class E) to a State Funded School (Class F1(a))
Location:	St Albans House, Drake Street, Rochdale, OL16 1UZ,

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, and any associated operational development, must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 3 Class T.2 (3)

- 2 The permission relates to the following plans:

Location Plan received by the Council 24/01/2023
Proposed Ground Floor Plan - P-05 received by the Council 02/12/2022
Proposed First Floor Plan - P-06 received by the Council 02/12/2022
Proposed Second Floor Plan - P-07 received by the Council 02/12/2022

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 3 February 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.