

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: 25/01124/VRCON

Applicant Mr T Drabu (Langley Dental Practice) 215 A Langley Dental Practice Wood Street Middleton M24 5RU	Agent Mr Matthew Cust (MAHE) 10 Churchbank Stalybridge SK15 2QJ
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Part I - Particulars of Application

Proposal: Change of use from dwelling to form extension to existing dental practice together with external alterations to include changes to fenestration, installation of access ramp to front elevation, new front entrance, formation of new roof above existing single storey, erection of boundary fencing, creation of car parking and associated landscaping without complying with Conditions 2 (approved plans) 3 (hard landscaping) and 4 (soft landscaping) of planning permission 18/01287/FUL

Location: Langley Dental Practice, 215A Wood Street, ,Middleton, M24 5RU

Valid On: 5 November 2025

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (6)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:-

Drawing No: 671-04 Rev C – Proposed Ground Floor Layout

Drawing No: 671-05 Rev b – Proposed First Floor Layout

Drawing No: 671-07 Rev C – Proposed Elevations

Drawing No: 671-10 - Proposed Fencing & Hard Landscaping detail

Received on 5th November 2025

Drawing No: 671-06 Rev e – Proposed Site Layout

Received on 21st January 2026

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

- 3 The hard landscaping shall be laid out and constructed in accordance with the details provided on Drawing No: 671-06 Rev e – Proposed Site Layout and the details of the porous car park surface as provided on Drawing No: 671-10 – Proposed Fencing & Hard Landscaping detail. The approved scheme shall be implemented in strict accordance with the approved details and shall thereafter be retained for their intended purpose.

Reason: To ensure safe and convenient access and parking arrangements and appropriate surface water drainage in accordance with policies DM1, T2 and G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 The soft landscaping scheme shall be implemented in accordance with the layout shown on Drawing No: 671-06 Rev e – Proposed Site Layout. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons within 6 months of the decision date or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with adopted Rochdale Core Strategy policies P3, DM1 and G6 and the National Planning Policy Framework.

- 5 The premises shall only be open for trade or business between the hours of 08:00 until 18:00 Monday to Saturday inclusive, with no openings on Sundays or Bank Holidays.

Reason: In the interest of amenity in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The development shall be carried out in complete accordance with the materials details as agreed under application reference 19/00702/DOC, comprising 'Wienerberger Sandblasted Buff Brick 73mm', 'Trespa Meteor Lumen L05.0.0' cladding in 'Athens White Diffuse' and 'Trespa Meteor

Lumen L2581' cladding in 'New York Grey Diffuse', as approved by decision notice dated 30th July 2019.

Reason: In order to ensure a satisfactory standard of design and visual appearance in accordance with adopted Rochdale Core Strategy policies P3 and DM1 and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 23/01/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

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

Your attention is drawn to the following (1)

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| 1 | The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com . |
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