

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

APPLICATION REFERENCE: 25/00937/PRA56

Applicant Mr Kamran Hassan Sudden Mill Manchester Road Rochdale OL11 4QR	Agent Mr Darren Pomfret 8 Gas Street Hollingworth Hyde SK14 8JD
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Part I - Particulars of Application

Proposal: Prior approval for the conversion of first floor offices / light industrial to 5 apartments
Location: SUDDEN MILL, MANCHESTER ROAD, ROCHDALE, OL11 4QR
Valid On: 7 November 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (4)

- 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 and documents:

Location Plan

Drawing No: 24/89-03 Rev P1 - Existing / Proposed Elevations

Received on 10th September 2025

Drawing No: 24/89-02 Rev P4 - Proposed Floor Plans

Received 19th December 2025

and the development shall be carried out in accordance with these details 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 a) Prior to first occupation of any of the apartments hereby approved, a Noise Assessment, including a scheme of ventilation and for acoustically insulating the proposed accommodation against noise from Manchester Road and the surrounding commercial uses (including those within the same site), shall be submitted to, and approved in writing by, the Local Planning Authority.
- b) No part of the development hereby approved shall be occupied until such time as a verification report has been submitted to, and approved in writing by, the Local Planning Authority to confirm that the approved noise insulation and ventilation scheme measures have been implemented to achieve the required maximum noise levels. The noise attenuation and ventilation measures shall be retained as installed thereafter.

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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be stored and managed from the site (including returning of bins to store), shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter refuse storage, collection and returning of bins to store will be carried out fully in accordance with the approved details and the bin store shall be retained for use by the occupiers of the building at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to ensure the area is suitable for safe access and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date of Decision: 24/12/2025

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.