

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

APPLICATION REFERENCE: 25/01176/PRA56

Applicant Mr Khurram Sethi 16 Redford Avenue Rochdale OL16 4AD	Agent Mr Fahad Patel 45 Woodvale Avenue Bolton BL3 3HF
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Part I - Particulars of Application

Proposal: Prior approval for change of use from first and second floor from
offices to 2 x 1 bedroom flats
Location: 132 YORKSHIRE STREET, ROCHDALE, OL16 1LD
Valid On: 15 December 2025

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING
CONDITIONS:**

Condition(s) (1)

- 1 The development hereby approved shall not be occupied until such time as an independent suspended ceiling has been installed in the existing ground floor unit, as set out in the submitted Technical Memorandum (Echo Acoustics, dated 20 November 2025). No part of the development 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 acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation 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.

Date of Decision: 11/02/2026

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)	
1	For the avoidance of doubt, this decision relates to the following list of plans: • Site Plan • Floor Plans & Elevations. Dwg no. 01. Rev 2. Received on 15/01/2026 • Technical Memorandum prepared by Echo Acoustics dated 20 November 2025

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://lapp.planningportal.co.uk/FeeCalculator/Standalone?region=1>.

