

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00363/FUL

Name and address for correspondence:	Applicant name:
Mr Alex Neild Studio OL3 Ltd Unit 7 Whitegate Business Centre Jardine Way Oldham OL9 9JT	Mrs Reah Chadderton Rochdale Borough Council

Part 1 - Particulars of Application

Date of Application: 3 June 2025

Proposal:	Change of use to commercial at ground floor level and self-contained flat at first floor level, together with alterations to fenestration and the erection of an external staircase and terrace
Location:	6 Church Street _ 2 Todmorden Road, Littleborough, Rochdale, OL15 9AF

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 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:-

- Location Plan and Floor Plans as Existing. Dwg no. SS-01
- Elevations as Existing. Dwg no. SS-02
- Strip Out as Proposed. Dwg no. D-01
- Elevations as Existing Strip Out and Cracking Repairs. Dwg no. D-02
- General Arrangement Plans as Proposed. Dwg no. GA-01. Rev A
- Elevations as Proposed. Dwg no. GA-07. Rev A
- Door and Window Schedule. Dwg no. GA-08. Rev A
- 'Toll House, Littleborough: Noise Impact Assessment' prepared by dBx Acoustics Ltd, reference 25004-R01-SF, dated 28/01/2025
- 'Flood Risk Assessment' prepared by RIDA Reports Ltd, reference 776 FRA-v1, dated March 2025
- 'Bat Emergence and Re-Entry Surveys (BERS)' prepared by Arbtech Consulting Ltd, dated 30/09/2025

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No development or works to the roof (including joists, rafters, eaves, soffits, fascia boards, the ceilings of any first floor rooms and the roof covering of any building) and to the window on the first floor to the rear elevation facing south-east shall take place until:

(a) Two additional bat surveys on each property (comprising dusk emergence and/or dawn re-entry surveys) have been undertaken during the bat active season of May to August 2026, by a suitably qualified and licensed ecologist, to update and confirm the status of the roost; and

(b) A Bat Survey Report and Impact Assessment, including the survey results, evaluation, and detailed mitigation/compensation strategy, has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out strictly in accordance with the approved mitigation and the terms of the EPS licence.

Reason: To ensure adequate assessment and protection of bats, a European Protected Species, prior to commencement of works that could affect a known roost, in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and paragraph 187 of the National Planning Policy Framework.

Reason for pre-commencement: A detailed mitigation/compensation strategy will need to be implemented prior to the commencement of certain above ground works and a scheme therefore needs to be agreed in advance of the same.

- 4 No above ground works shall take place until samples and/or full specifications for the windows, external doors, roof lights, roof coverings and detailed designs of the

balustrade, at a scale of not less than 1:50, to be used on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The windows, doors, roof lights, roof coverings and the balustrade shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in the interest of preserving the significance of the Conversation Area, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the ground floor unit hereby approved shall only be used for the purpose of uses described within Class E (C)-(G, iii) inclusive, and no other purposes including other uses within Use Class E.

Reason: In the interests of protecting town centre vitality and ensuring compatibility with surrounding land uses in order to comply with the requirements of policies DM1 and E1 of the adopted Rochdale Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted noise impact assessment (reference 25004-R01-SF). The ground floor use hereby approved shall not be used until a verification report has been submitted to and approved in writing by the Local Planning Authority which confirms that the approved ventilation and 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.

- 7 The development shall be carried out in accordance with the submitted flood risk assessment (reference 776 FRA-V1) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing dwelling in metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing / phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in order to comply with the requirements of policy G8 of the adopted Rochdale Core Strategy, policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement:

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 Decision Issued 10 December 2025

Melanie Hale

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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.