

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful development (Existing Use)**

APPLICATION REFERENCE: PL/2026/0065

Applicant Liv Cooke Developments Ltd 351 Edenfield Road Rochdale OL11 5YY	Agent Mr Stuart Vendy PO Box 305 Manchester M21 3BQ
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for the existing use of property as a 5-bed HMO (Use Class C4)
Location: 351 EDENFIELD ROAD, ROCHDALE, OL11 5YY
Valid On: 23 January 2026

DECISION: GRANT PERMISSION**Approval Reason(s) (1)**

- 1 The development described comprises permitted development as it falls within the parameters of Schedule 2, Part 3, Class L (General Permitted Development) (England) Order 2015 and would therefore not require planning permission.

Date of Decision: 19/03/2026

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 plans: • Location Plan • Edenfield Plan - Ground Floor, 1st Floor, 2nd Floor