ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00796/FUL

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Ms Gemmamay Munroe

Part I - Particulars of Application

Date of Application: 4 July 2022

Proposal:	**Change of use from dwelling (Use Class C3a) to Residential Care (Use Class C2) for up to two children**
Location:	**Higher Ashworth Farm, Meadow Head Lane, Rochdale, OL11 5UL**

Part II - 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:-
- 22-027-001 - Location Plan
- 22-027-101A - Existing Floor Plans and Elevations
- 22-027-301B - Proposed Floor Plans and Elevations

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 The use hereby approved shall be carried out in full accordance with the document "Fitness of Premises - Higher Ashworth Farm" by Trinity Care Group dated 05.05.2022 at all times.

Reason: In the interests of residential amenity and to reduce the risk and fear of crime, and in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The care home hereby approved shall not accommodate more than two children at any time.

Reason: In the interests of neighbour amenity and highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 25 November 2022

Daniela Ripa
Interim Head of Planning Services

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: £34.00 for householder applications and £116.00 in all other cases.