

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/01023/FUL

Name and address for correspondence:	Applicant name:
Miss Lia Jackson Rochdale Borough Council Number one riverside Smith Street rochdale OL16 1XU United Kingdom	Miss Lia Jackson Rochdale Borough Council

Part I - Particulars of Application

Date of Application: 25 October 2024

Proposal:	Change of use from dwelling house (Use class C3) to a children's residential care home (Use class C2) for up to 3 childrens and erection of 2.4m high boundary fencing to north elevation
Location:	15 Bankfield Lane, Rochdale, OL11 5RJ,

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 and documents:-

Location Plan dated 14 October 2024

Site Plan As Proposed Option B - Drawing No. 2024-23-06 revision B dated 06.01.2025

Boundary Fence to No.13 as proposed - Drawing No. 2024-23-13 revision A dated 06.01.2025

Boundary fence to No.17 as proposed - Drawing No. 2024-23-07 dated 10.24

First floor plan as proposed - Drawing No. 2024-23-10 dated 10.24
Ground floor plan as proposed - Drawing No 2024-23-09 dated 10.24

and the development shall be carried out in accordance with these 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for a home for up to 3no. cared-for children only, and for no other purpose including any other purpose in the same use class (C2) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Alternative uses within C2 use class could be harmful to neighbour amenity and highway safety, in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The property shall not be occupied on a C2 (Children's home) basis until the new boundary treatment along the common boundary with 13 Bankfield Lane and 17 Bankfield lane, as shown on the approved drawings: 2024-23-06 revision B, Drawing No. 2024-23-13 revision A and Drawing No. 2024-23-07 dated 10.24, have been installed in accordance with the submitted details. The boundary treatment shall be retained as approved thereafter.

Reason: in the interests of visual amenity and to protect the amenities of the occupants of the adjoining properties in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the NPPF.

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 8 January 2025

Melanie Hale
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: £43.00 for householder applications and £145.00 in all other cases.

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 but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.