

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00768/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building design services 6 Stock Close Rochdale OL12 6BB	Mrs Uzma Rehman

Part I - Particulars of Application

Date of Application: 7 September 2022

Proposal:	Change of use from Printing Shop (Use Class E) to Hotel (Use Class C1), single storey link extension, first floor side extensions including increase in eaves height, alterations to fenestration and reconfiguration of rear car park
Location:	80-82 Molesworth Street, Rochdale, OL16 2AW

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 The permission relates to the following plans:-
1:1250 Location Plan
B1803/1 - Existing Ground Floor Plan
B1803/2 - Existing Elevations
B1803/3 - Existing First and Second Floor Plans
B1803/4 - Proposed Ground Floor Plan

B1803/5 - Proposed First Floor Plan
B1803/6 - Existing and Proposed Site Plans
B1803/7 - Proposed Elevations
B1803/8 - Existing and Proposed Side 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 and the National Planning Policy Framework.

- 3 The number of bedrooms in the hotel hereby approved shall not exceed twenty-four.

Reason: To prevent future uncontrolled intensification of the use in order to protect the amenities of existing residents in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy 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 5 December 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.