

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01354/FUL

Name and address for correspondence:	Applicant name:
Mr Michael Booth Architectural Services Rochdale 2 Knowsley Springhead Oldham OL4 4BJ	Mr Stephen Buckley

Part 1 - Particulars of Application

Date of 23 January 2024
Application:

Proposal:	Change of use of first floor from offices to 1no' self-contained apartment together with alterations to front roller shutters, all fenestration and application of external render to side/rear elevations- part retrospective
Location:	836-838 K/A Castleton Water Activity Centre, Manchester Road, Castleton North, Rochdale, OL11 2SP

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 This permission relates to the following:

- Location and Site Plan, Roof Plan as existing and proposed 19-022103/007A
- Block Plans 19-022103/008
- Proposed Window details 19-022103/010A
- Front Elevations As Proposed 19-022103/009B
- Upper and Lower Ground Floor Plans Existing (As Built) 19-022103/004A
- First Floor Plan Existing (As Built) 19-022103/002A
- Details and standard sections for windows to front elevation, sample cill profiling as proposed 19-022103/010A
- Heritage Statement dated August 2021 (Rev. December 2023 and November 2024)

and the development shall be carried out in complete accordance with these 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.

2 All works hereby approved should be completed within 12 months from the date of this permission. These should include rendering the front elevation, replacing the existing windows, replacing the existing doors and removing the existing roller shutters. The works should be carried out and retained thereafter.

Reason: This is to ensure the external appearance of the building adheres to a high standard of design and overcome the harm to the building the previous works have resulted in.

3 Notwithstanding the details shown on the approved plans, the development shall not be occupied until full details of the existing roller shutters and roller shutter box have been removed and evidence submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

4 Notwithstanding the details shown on the approved plans, the proposed render to be used on the development should be off white and have a textured finish. The development should be carried out in accordance with the approved plans and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

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 September 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 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.

Informative

The existing signage does not benefit from planning permission and new signage will require advertisement consent.