



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00057/FUL

Name and address for correspondence: Martin Ashworth James Campbell Associates Ltd 173 Rochdale Road Firgrove Rochdale OL16 3BN	Applicant name: ALFONSO DEMARCO
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Part 1 - Particulars of Application

Date of Application: 10 April 2025

Proposal:	Alterations to shop front and installation of external roller shutter. New ground floor access to the rear elevation. Application of render to front and rear elevations. Erection of timber fence and gate to the rear. Conversion of the first and second floors to two self-contained flats.
Location:	119-119A Yorkshire Street, Rochdale, OL16 1DS,

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 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:-

- Existing and proposed elevations and roller shutter: 22.2864.3B
- Existing and proposed site plans and boundary treatments: 22.2864.4A
- Noise Impact Assessment (Soundscape, 25/03/2025)
- Proposed floor plans: 22.2854.2B
- Location Plan
- Security Statement (James Campbell, Ref. 22.2864, August 2025)

And the development shall be carried out in complete 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 No above ground works shall take place until such time as a detailed specification of the windows and materials to be used externally in the construction of the development, and detailed designs of the window and door reveals, at a scale of not less than 1:50, have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the material. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and the preservation of the character of the Conservation Area, in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and the preservation of the character of the Conservation Area, in accordance in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 Notwithstanding any details hereby approved and the requirements of condition 2, no works shall take place until large scale details of the shopfront and roller shutter, at a minimum scale of 1:50, have first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include, but is not limited to, details of stallrisers, fascias, window framework, glazing, mullions, roller shutters and roller shutter housing, details of materials including the condition of any remaining historic fabric, and the size, type, texture and colour treatment of any new works proposed. The works shall be carried out in complete accordance with the approved details thereafter.

The development shall be carried out in complete accordance with the approved details and made available for use prior to the first occupation of any part of the approved development.

Reason: In the interest of reducing the overall level of harm to the designated heritage asset and visual amenity and in accordance with Policies P1, P2, P3 and DM1 of the adopted Core Strategy, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6 The development hereby approved shall not be occupied until such time as the upgraded glazing, as set out within paragraphs 5.05 and 5.06 of the submitted Noise Impact Assessment (Soundscape, 25/03/2025), and a scheme of mechanical ventilation has been installed. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved acoustic and ventilation measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 8 August 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.

ARTICLE 35 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.

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](#)
Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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.