

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01518/PRA56

Name and address for correspondence:	Applicant name:
Mr Dav Trudgeon Conway Architectural Design 6 Conway Close Middleton M24 1EW	Mr John Henstock

Part I - Particulars of Application

Date of Application: 29 November 2022

Proposal:	Prior approval for change of use from offices (Class E) to 4 apartments (Class C3)
Location:	58B Long Street, Middleton, M24 6UQ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 24 January 2023

Daniela Ripa
Interim Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Dav Trudgeon 6 Conway Close Middleton M24 1EW	Mr John Henstock

Part I - Particulars of Application

Date of Application: 29 November 2022

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Proposal:	Prior approval for change of use from offices (Class E) to 4 apartments (Class C3)
Location:	58B Long Street, Middleton, M24 6UQ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 Insufficient information has been provided to enable the Local Planning Authority to assess the impacts of noise from commercial premises on the intended occupiers of the development as required by Condition MA.2.(2d).
- 2 The proposed development does not provide bin storage facilities within the site therefore it fails to demonstrate that it will not give rise to unacceptable transport impacts particularly in regards to safe site access as required by Condition MA.2.(2a).

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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:

For the avoidance of doubt, this decision related to the following plans:

Revised Location and Block Plan received 16/01/23 – 670-03A

Existing Floor Plans – 670-01

Proposed Floor Plans – 670-02