

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00755/PRA56

Name and address for correspondence:	Applicant name:
Mr Darren Pomfret Manchester Building Design Ltd 8 Gas Street Hollingworth Cheshire SK14 8JD	Mr Gurdip Singh

Part I - Particulars of Application

Date of Application: 11 August 2025

Proposal:	Prior approval for the change of use from offices (Class E) to 2 self-contained apartments (Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Location:	3 Wood Street, Middleton, Rochdale, M24 4DH

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 30 September 2025

Melanie Hale
Head of Planning Services

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

PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Darren Pomfret 8 Gas Street Hollingworth Cheshire SK14 8JD	Mr Gurdip Singh

Part I - Particulars of Application

Date of Application: 11 August 2025

Application No: 25/00755/PRA56

Proposal:	Prior approval for the change of use from offices (Class E) to 2 self-contained apartments (Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Location:	3 Wood Street, Middleton, Rochdale, M24 4DH

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 given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 The development must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This permission relates to the following plans and documents:

- o Site Location Plan and Existing Floor Plans Drawing No 24/98-01 Rev A
- o Proposed Block Plan and Floor Plans Drawing No 24/98-02 Rev B

and the development shall be carried out in accordance with these details hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 a) Notwithstanding the details submitted, prior to first occupation of any of the apartments hereby approved, a Noise Impact Assessment, including a scheme of ventilation and for acoustically insulating the proposed accommodation against noise from Wood Street, Factory

Street and surrounding commercial uses, shall be submitted to and approved in writing by the Local Planning Authority.

b) No part of the development hereby approved 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 noise insulation and ventilation scheme measures have been implemented to achieve the required maximum noise levels. The noise attenuation and ventilation 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.

Date Decision Issued 30 September 2025

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.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.