

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00273/FUL

Name and address for correspondence:	Applicant name:
Adrian Rose Rose Consulting 16 Rhodesia Avenue Halifax HX30PB	Dr Usman Anjum Sigma Properties

Part I - Particulars of Application

Date of Application: 9 April 2024

Proposal:	Change of use of two (Use Class C3a) dwellings to a residential childrens home (Use Class C2) for a maximum of two children
Location:	181 _ 183 Manchester Road, Rochdale, OL11 3QY

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 This permission relates to the following plans:-

Location Plan
Proposed Block Plan 181MR-DRA-03 Rev D
Proposed Floor Plan 181MR-DRA-02 Rev V
Design and Access Statement

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

- 3 No 181 and 183 Manchester Road shall not accommodate more than one child at each property at any time.

Reason: In the interest of neighbour amenity and highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 16 July 2024

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.