ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01274/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Abdul Hamid

Part I - Particulars of Application

Date of Application: 7 December 2018

Proposal:	**Change of use of first floors above 115 and 117 Halifax Road to form teaching centre (part retrospective)**
Location:	**115 and 117 Halifax Road, Rochdale, OL16 1RX**

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 1:1250
- Existing Floor Plans - Drawing No: 1413/1
- Proposed Ground Floor Plan - Drawing No: 1413/2
- Proposed First Floor Plan - Drawing No: 1413/3

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 and the National Planning Policy Framework.

3 The premises shall not be used for teaching students before 16:00 hours or after 19:00 hours, Monday to Friday or before 10:00 hours nor after 14:00 hours on Saturdays. The premises shall not be used for the teaching of students on Sundays and Bank Holidays.

Reason: In order to prevent nuisance arising in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the building shall be used as a teaching centre only and for no other use falling within use Class D1 of the Schedule to the Use Classes Order.

Reason: Other uses within the same use class would require further consideration to protect the amenity of the adjacent residential occupiers in accordance with Policy DM1and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 There shall be no more than twenty one students on the site at any time.

Reason: To safeguard the amenity of neighbouring occupiers in accordance with Policies DM1 and T2 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 1 May 2019



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Signed on behalf of the Council

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: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:
The applicant should contact the Councils Children's Safeguarding Officer on 0300 3030350 to discuss safeguarding arrangements within the establishment and provide any advice and support.