

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00945/FUL

Name and address for correspondence:	Applicant name:
Mr Jason Cartwright P4B Architecture Ltd 15 Memorial Road Worsley Manchester M28 3AQ	Mr Paul Merrington Boarshurst Building Contractors Ltd

Part 1 - Particulars of Application

Date of 3 January 2025
Application:

Proposal:	Proposed change of use of first and second floors from residential to a 9 bedroom House in Multiple Occupation (HMO) (Sui Generis) with associated park spaces. Ground floor to be retained as retail.
Location:	35-37 Newbold Buildings , Oldham Road, Rochdale, OL16 5QJ

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Drawing 24047-01- Location Plan
Drawing 24047-04 - Existing and Proposed Site Plan
Drawing 24047-10 - Proposed Basement Plan
Drawing 24047-11 - Proposed Ground Floor Plan
Drawing 24047-12B - Proposed First Floor Plan
Drawing 24047-13A - Proposed Second Floor Plan
Drawing 24047-14B - Proposed Details (Secondary Glazing)
Noise Impact Assessment Report reference P8015-R2-V2 dated 11.12.2024

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 Prior to the first occupation of the development hereby approved, the secondary glazing as indicated on approved drawing 14B shall be installed to all upper floor habitable room windows and must achieve the following internal and external noise levels:

35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to occupation validation testing shall be carried out to ensure that the internal and external noise levels have been achieved and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to protect residents from any harmful levels of noise and disturbance and to accord with policy DM1 of the Core Strategy and policy in the National Planning Policy Framework.

- 4 The bin storage area as shown on drawings 04 and 11 shall be made available for the storage of bins prior to first occupation of the development and be retained thereafter.

Reason: In the interests of visual amenity and highway safety and to accord with policy DM1 of the Core Strategy and policy in the National Planning Policy Framework.

- 5 The bike store as shown on drawing 10 shall be made available for the storage of bicycles prior to first occupation of the development and be retained thereafter.

Reason: In the interests of highway safety and visual amenity and to encourage the use of sustainable transport methods and to accord with policy DM1 of the Core Strategy and policy in the National Planning Policy Framework.

- 6 Prior to the first occupation of the development hereby approved, the existing roller shutters and frames to the south facing side elevation at ground floor level shall be entirely removed. The surrounding area shall be made good and where repointing works are required, a mortar shall be used to match the existing. All raking out and repointing shall be carried out using hand tools, within the confines of the joint, finished slightly recessed from the face of the brickwork. All repointing work shall be carried out by a competent specialist contractor.

Reason: To ensure that the materials used are visually appropriate to the locality, in the interests of the character and appearance of the designated heritage asset, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

- 7 The development hereby approved shall be for use by 9 residents only and the communal living spaces as shown on approved Drawing 24047-12B and Drawing 24047-13A shall be retained for communal use for so long as the property remains in use as a HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE, the SPD and the NPPF.

Procedure 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.

Date Decision Issued 29 May 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.

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](#)

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.