

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00960/FUL

Name and address for correspondence:	Applicant name:
Mr Stuart Vendy Veritas Planning Ltd PO Box 305 Manchester M21 3BQ	Mr D Edmonson Residencia Properties Ltd

Part 1 - Particulars of Application

Date of Application: 28 October 2024

Proposal:	Change of use from a food production unit for off-site catering (B8) to a 6-bed House in Multiple Occupation (HMO) (Sui Generis Use) together with external alterations to fenestration to front and rear elevations
Location:	5-9 Ann Street, Rochdale, OL16 1QQ

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 works must be begun not later than the expiration of 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:

AS-001-001-B (Location Plan, Proposed Site Plan and Proposed Ground Floor Layout) received 23.06.2025

AS-001-002-B (Proposed First Floor Layout) received 23.06.2025

AS-001-003-B (Proposed Front and Rear Elevations) received 23.06.2025

AS-001-004-B (Proposed Side Elevations) received 23.06.2025

Document reference 2406242.1 revision 0.0 (Noise Impact Assessment) dated 13.09.2024.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the adopted Core Strategy and the National Planning Policy Framework.

- 3 Prior to the first occupation of the development hereby approved, the existing window caging shall be removed and the render to be re-applied (colour white) to the front and rear elevations as indicated on approved drawing numbers AS-001-003-B and AS-001-004-B shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to the first occupation of the HMO hereby approved, the refuse and recycling storage facility as indicated on approved drawing AS-001-001-B shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

- 5 The HMO hereby approved shall be constructed in line with the requirements of the submitted Noise Impact Assessment (Document reference 2406242.1 revision 0.0) to ensure the following internal and external noise levels are achieved:

- o 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;

- o 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

- o 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;

- o 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Prior to the first occupation of the development hereby approved, an acoustic verification report shall have been first submitted to, and approved in writing by, the Local Planning Authority, confirming that the above levels have been achieved.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Council Core Strategy and the National Planning Policy Framework.

- 6 The development hereby approved shall be for use by 6 residents only and the communal living spaces as shown on approved drawings AS-001-001-B and AS-001-002-B 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.

- 7 Notwithstanding any description of materials in the application, prior to the first occupation of the development hereby approved, full details of the boundary treatment to be installed to the rear yard shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, height, colour and texture of the boundary materials. The development shall be carried out in accordance with the approved details and retained as approved thereafter.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 27 June 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.

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.