

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01435/FUL

Name and address for correspondence:	Applicant name:
Adrian Rose Rose Consulting 16 Rhodesia Avenue Halifax HX30PB	Safeer Ibrahim Hamann Care

Part I - Particulars of Application

Date of 2 December 2022
Application:

Proposal:	Change of use of dwellinghouse (Use Class C3) to residential care home (Use Class C2) for four children
Location:	17 Brooklands Court, Rochdale, OL11 4EJ

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 received by the Council 08/11/2022
Block Plan received by the Council 27/01/2023
Proposed Floor Plans received by the Council 02/12/2022
Existing Floor Plans received by the Council 02/12/2022

and the development shall be carried out in 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

- 3 The maximum number of children occupying the property shall not exceed four.

Reason: Alongside staff members, this is the maximum number of children that is appropriate in this location, so as to restrict intensification of the use, to prevent an unacceptable impact upon parking within the residential area, in accordance with Policies T2 and C2 of the Rochdale Core Strategy.

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 9 February 2023

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.

INFORMATIVE:

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

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 but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

INFORMATIVE:

This permission relates to the change of use of the building. No external alterations have been approved other than shown on the approved plans, and the applicant is advised to discuss any other alterations with the planning officer prior to carrying out the work as a separate consent may be required for this.