

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00215/PRA56

Name and address for correspondence:	Applicant name:
Mr Benjamin Maguire BM Architectural Designs Apartment 8 224 Great Clowes Street Salford M7 2ZS	Mr Noah Fletcher

Part I - Particulars of Application

Date of Application: 3 April 2024

Proposal:	Prior approval for the change of use from Commercial (Use Class E) to Dwellings (Use Class C3) (re-submission 23/01034/PRA56)
Location:	117 Yorkshire Street And 2 Whitehall Street, Rochdale, OL16 1DS,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 4 July 2024

Melanie Hale
Head of Planning Services



Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL OF DETAILS

Name and address for correspondence: Mr Benjamin Maguire Apartment 8 224 Great Clowes Street Salford M7 2ZS	Applicant name: Mr Noah Fletcher
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Part I - Particulars of Application

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Location:	117 Yorkshire Street And 2 Whitehall Street, Rochdale, OL16 1DS,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 The development must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This permission relates to the following plans:

Location Plan
Received 22nd March 2024

Drawing No: BM/0224/YORK/PL10 - Proposed Plans & Elevations
Daylight Assessment of Living Room and Bedroom 117 Yorkshire Street by Watt Energy & Consulting Engineers, Date: 26 June 2024 Received 26th June 2024

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Prior to first occupation of the dwelling, a Noise Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Noise Report shall ensure the following noise levels are achieved:
- 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; o 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 is to be carried out.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 4 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.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

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 external changes cannot be made as part of this prior approval application. A separate planning application will be required for any external works.