

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00429/PRA56

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN	BRODIE INGOE

Part I - Particulars of Application

Date of Application: 24 April 2025

Proposal:	Prior approval for change of use from commercial, business and service (Class E) to 12 residential flats (Class C),
Location:	Ken Mills Engineering Co , New Street, Rochdale, Rochdale, OL12 6NS

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 12 June 2025

Melanie Hale
Head of Planning Services

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
FRANK SMITH CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	BRODIE INGOE

Part I - Particulars of Application

Date of Application: 24 April 2025

Application No: 25/00429/PRA56

Proposal:	Prior approval for change of use from commercial, business and service (Class E) to 12 residential flats (Class C),
Location:	Ken Mills Engineering Co , New Street, Rochdale, Rochdale, OL12 6NS

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 **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 The application has failed to demonstrate that the lawful use of the premises falls within Use Class E as required and as such, the proposal is not permitted under Class MA, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date Decision Issued 12 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.

For the avoidance of doubt, this decision is based on the following plans:

Site Location Plan

Drawing No: 23.3108.50 - Proposed Ground Floor Plan 1

Drawing No: 23.3108.51 - Proposed Ground Floor Plan 2

Drawing No: 23.3108.52 - Proposed First Floor Plan

Drawing No: 23.3108.53 - Proposed Second Floor Plan

Drawing No: 23.3108.54 - Proposed Elevations

Drawing No: 23.3108.55 - Existing & Proposed Block Plan

Drawing No: 23.3108.56 - Existing Floor Plans

Drawing No: 23.3108.58 - Existing Elevations

Planning Statement

Phase 1 Desk Study Report by James Campbell Associates Ltd, Ref: 23.3108, Date: April 2025

Noise Impact Assessment by ANC, Date: 23rd January 2025

Received 24th April 2025