

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/01255/PRA56

Name and address for correspondence:	Applicant name:
Mr IAN STOTT AJ COCKER ASSOCIATES NEW CENTURY HOUSE 176 DRAKE STREET ROCHDALE OL16 1UP United Kingdom	Mr Mohammad Arshad

Part I - Particulars of Application

Date of Application: 20 November 2023

Proposal:	Prior approval for change of use of first floor from vacant commercial premises (Class E) to one flat (Class C3)
Location:	Unit 3 , Ann Street, Rochdale, OL11 1ER,

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 January 2024

Melanie Hale
Head of Planning Services

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

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr IAN STOTT NEW CENTURY HOUSE 176 DRAKE STREET ROCHDALE OL16 1UP United Kingdom	Mr Mohammad Arshad

Part I - Particulars of Application

Date of Application: 20 November 2023

Application No: 23/01255/PRA56

Proposal:	Prior approval for change of use of first floor from vacant commercial premises (Class E) to one flat (Class C3)
Location:	Unit 3 , Ann Street, Rochdale, OL11 1ER,

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 is not supported by evidence with sufficient clarity and precision to determine that, on the balance of probabilities, the building fell within Use Class E for a continuous period of at least 2 years prior to the date of the application for prior approval. As such, the application would not therefore comprise development which would be permitted under Class MA of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 In the event that prior approval would be required, insufficient information has been provided to enable the Local Planning Authority to assess the impacts of noise from commercial premises on the intended occupiers of the proposed development. In addition, the proposed plans indicate an insufficient waste storage and management strategy, resulting in the likely continuation of storing bins on the public highway. Therefore, the proposed development would create a potentially harmful impact on road safety and residential amenity. As such the proposed development does not satisfy the requirements of section 2(d) of Paragraph MA.2 and the proposed development is therefore not permitted under Class MA of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision Issued 12 January 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.

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 relates to the following list of plans:

- Proposed first floor plans: A323-03
- Proposed elevations: 231106-04
- Proposed site plan: A323-05
- Proposed block plan: A323-08
- Location plan: A323-06
- Proposed ground floor plans: A323-02