



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00682/FUL

Name and address for correspondence:	Applicant name:
Mrs Kobi Howard BevanCare Lock 50 Business Centre Oldham Road Rochdale OL16 5RD	Mrs Kobi Howard

Part I - Particulars of Application

Date of Application: 12 September 2024

Application No: 24/00682/FUL

Proposal:	Change of use from a residential dwelling (Use Class C3) to a residential children's home (Use Class C2)
Location:	20 Halliwell Street, Milnrow, Rochdale, OL16 3LZ

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 **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 In the absence of sufficient information, the application fails to demonstrate that the proposed use as a children's home would not give rise to an adverse impact on the amenity of neighbouring occupants through noise and disturbance, including from comings and goings, use of internal and external spaces and general noise associated with the development. Therefore, it is not possible to discern whether the proposed change of use would be compatible with the surrounding land uses, in terms noise and disturbance and the application therefore fails to demonstrate accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 5 November 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 plans:

- Location plan: 24026
- Existing and proposed floor plans and location plans: 24026/2