

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00782/FUL

|                                                                                                                                 |                 |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                                            | Applicant name: |
| Mr Daniel Llado<br>TDM Architectural Design<br>538 ROCHDALE ROAD<br>ROYTON<br>OLDHAM<br>MANCHESTER<br>OL2 6SF<br>United Kingdom | GOOGNEWS AOG    |

### **Part 1 - Particulars of Application**

Date of Application: 7 October 2025

|                  |                                                                                    |
|------------------|------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Change of use from bank (Class E)(c)(i) to a place of worship (Class F1)(f)</b> |
| <b>Location:</b> | <b>Unit 9 Midway House, Long Street, Middleton, M24 6UZ</b>                        |

### **Part 2 Compliance with Conditions**

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

### **Part 3 - 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 and documents:

- Location Plan
- Proposed Ground Floor Plan PL01
- Proposed First Floor Plan PL02
- Noise Impact Assessment Project Reference No: NP-013282
- Design and Access Statement with Proportionate Heritage Statement

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

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, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall not be operated outside the hours of Sunday, 1200-1500 and Friday, 1800-2100

Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The development hereby approved shall be operated in accordance with the noise mitigation measures set out within Noise Impact Assessment NP-013282 dated 3/10/25. The noise attenuation and mitigation measures shall be retained thereafter in perpetuity.

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.

**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 27 November 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.