

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00104/PRA56

Name and address for correspondence:	Applicant name:
Mr Umayr Azam Northedge Architecture 22 Fownhope Avenue Sale M33 4RD United Kingdom	Mohammad Malik

Part I - Particulars of Application

Date of Application: 13 February 2025

Proposal:	Prior approval for change of use of part of ground floor of 152 Drake Street from surgery (Class E) to 1 bed apartment (Class C3) and change of use of 154 Drake Street from offices (Class E) to 6 1 bed apartments (Class C3), ,
Location:	152 And 154 Drake Street, Rochdale, OL16 1PX,

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 3 April 2025

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:	Applicant name:
Mr Umayr Azam 22 Fownhope Avenue Sale M33 4RD United Kingdom	Mohammad Malik

Part I - Particulars of Application

Date of Application: 13 February 2025

Application No: 25/00104/PRA56

Proposal:	Prior approval for change of use of part of ground floor of 152 Drake Street from surgery (Class E) to 1 bed apartment (Class C3) and change of use of 154 Drake Street from offices (Class E) to 6 1 bed apartments (Class C3), ,
Location:	152 And 154 Drake Street, Rochdale, OL16 1PX,

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 hereby approved shall not be occupied until such time as the upgraded glazing, as set out within paragraph 5.1.2 of the submitted Noise Impact Assessment (Braiden Acoustics Ltd., 20/03/2025, 11388revA), and a scheme of mechanical ventilation has been installed to each unit. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved acoustic and ventilation measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 3 April 2025

Daniela Ripa
Interim 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.

For the avoidance of doubt, this decision relates to the following list of plans:

- Proposed ground floor plan and site plan: 23-70-20-001
- Location plan
- Proposed first floor plan: 23-70-20-002
- Proposed second floor plan: 23-70-20-003
- Noise Impact Assessment (Braiden Acoustics Ltd., 20/03/2025, 11388revA)