



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00794/FUL

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5 Newark Place Henhull NANTWICH CW5 6XY	Mr Thomas Mitchell Eastplant Ltd

Part I - Particulars of Application

Date of Application: 16 September 2024

Proposal:	Change of use of ground and first floor residential (Class C3) to Class E (Commercial, business and services).
Location:	7A Summer Street, Rochdale, OL16 1SY

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 **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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents received 16 September 2024 unless otherwise required by the conditions below:

Drawing 1558.08 dated August 2024 (Existing and proposed floor plans)
Drawing 1558.09 (Location plan)
Drawing 1558.11 (Existing and proposed elevations)
Drawing 1558.13 (Proposed site plan)

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 and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the building hereby approved shall only be used for the purpose of uses described within Class E (C)-(G, iii) inclusive, and no other purposes including other uses within Use Class E.

Reason: In the interests of protecting town centre vitality and ensuring compatibility with surrounding land uses, in accordance with policies JP-P2 of the Places for Everyone Joint Development Plan, policies DM1 and E1 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

- 4 The development hereby permitted shall only operate between 07:00 and 18:00 on Mondays to Fridays to Sundays including Bank or other National Public Holidays.

Reason: In the interests of the amenity of the area and adjoining and nearby residential properties.

Procedure Statement:

Date Decision Issued 11 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.