

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01434/FUL

Name and address for correspondence:	Applicant name:
Mr Ben Hall AG Consultancy 1& 2 Cross St Preston PR1 3LT	Benjamin Mosscaire St Vincent's Housing

Part I - Particulars of Application

Date of Application: 20 February 2023

Proposal:	Change of use and conversion of office building into 4 flats including alterations to fenestration on all elevations including two new entrance doors on rear elevation, two external access ramps and installation of solar panels to roof
Location:	St Chads House, 32 Church Stile, Rochdale, OL16 1QE

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 This permission relates to the following plans:
 - Location Plan AG22/0198 Rev B
 - Proposed Site Plan AG22/0397 Drawing Number 03 Rev A
 - Proposed and Existing Elevations AG22/0198
 - Proposed and Existing Floor Plans AG22/0198 Drawing Number 02 Rev A
 - Solar Panel Locations and Sections Drawing Number 04 Rev A

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Prior to occupation of any flat hereby approved, details of the proposed bin store (location and design) shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be installed in accordance with the approved details before any flat is occupied and shall be retained thereafter.

Reason: In the interests of visual amenity and highway safety and in compliance with policy DM1 of the adopted Rochdale Core Strategy.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the building hereby permitted the windows in bathroom Flat 1 on the ground floor elevation facing north, the bathroom in Flat 2 on the ground floor elevation facing south, the bathroom in Flat 3 on the first floor elevation facing east and the bathroom in flat 4 on the first floor elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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 29 March 2023

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.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.