

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/01147/PRA56

Name and address for correspondence:	Applicant name:
Mr Yaqoob Malik Footprint Design Ltd Innovation Centre Brunswick Street Nelson Nelson BB9 0PQ	Mr Z Mahmood

Part I - Particulars of Application

Date of Application: 19 November 2024

Proposal:	Prior approval for change of use of first and second floor to 6 bed dwelling (Class C) and retension of commercial unit on ground floor.
Location:	38 Long Street, Middleton, M24 6UQ,

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 8 January 2025

Melanie Hale
Head of Planning Services

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

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Yaqoob Malik Innovation Centre Brunswick Street Nelson Nelson BB9 0PQ	Mr Z Mahmood

Part I - Particulars of Application

Date of Application: 19 November 2024

Application No: 24/01147/PRA56

Proposal:	Prior approval for change of use of first and second floor to 6 bed dwelling (Class C) and retention of commercial unit on ground floor.
Location:	38 Long Street, Middleton, M24 6UQ,

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 **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 Insufficient information has been submitted to enable the Local Planning Authority to establish whether the proposed development complies with the conditions set out in G.1. The application has not been supported by a Noise Impact Assessment and the impact of noise from commercial premises on the intended occupiers cannot be fully assessed. Additionally, the application does not satisfy the LPA that sufficient arrangements for storage and domestic waste have been arranged.

Date Decision Issued 8 January 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.

For the avoidance of doubt this decision relates to the following plans and documents:

Location Plan

Proposed General Arrangement - A139_L(00)002