



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: 25/01070/FUL

Applicant Mr K Raees Green Cedar Solar Ltd 3 Maclure Road Rochdale OL11 1DN	Agent Mr Alan Davies Northern Design Oldham 17 Station Lane Grotton Oldham OL4 5QY
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Part I - Particulars of Application

Proposal: Change of use from offices (Class E) to an 8-bedroom house of multiple occupation (Sui Generis) together with a two-storey link extension on the side elevation, alteration to fenestration on front and side elevations

Location: 3 Maclure Road, Rochdale, OL11 1DN

Valid On: 18 November 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (9)

- 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 approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- Location Plan 1:1250
- Drawing 2524-02 – Proposed Site Plan
- Drawing 2524-05 revision B – Proposed Floor Plans

- Drawing 2524-06 revision C – Proposed Elevations

Documents

- ‘Assessment of the Existing Noise Climate in the Vicinity of the Proposed Residential Development at 3 Maclure Road, Rochdale’, prepared by Druk Ltd (Ref: DRUK/ACC/RS/RBSMRR/3326, dated 16 January 2026)

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

- 3 No above ground works shall take place until such time as a detailed specification and samples of all materials to be used externally in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials to be used:

a) Bricks to be used for the extension and for making good to the existing building;

b) Slate to be used for roof coverings;

c) Details of all windows and doors, including materials and the depth of reveal/set back;

d) Details of the proposed method for cleaning the existing brickwork and the removal of any remaining render.

The development shall be carried out in full accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 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.

- 4 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment

and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 The development hereby approved shall be carried out in full accordance with the noise mitigation measures set out in the 'Assessment of the Existing Noise Climate in the Vicinity of the Proposed Residential Development at 3 Maclure Road, Rochdale', prepared by Druk Ltd (Ref: DRUK/ACC/RS/RBSMRR/3326, dated 16 January 2026). The approved mitigation shall include enhanced façade sound insulation and acoustically rated alternative ventilation systems to all habitable rooms, as detailed within the report.

No part of the development shall be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority. The verification report shall confirm, through appropriate assessment and/or testing, that the approved ventilation and acoustic mitigation measures have been installed and are capable of achieving the following internal noise levels with windows closed and alternative ventilation provided:

35 dB(A) Leq (16 hour) in bedrooms between 07:00 and 23:00;

30 dB(A) Leq (8 hour) in bedrooms between 23:00 and 07:00;

35 dB(A) Leq (16 hour) in living rooms between 07:00 and 23:00;

40 dB(A) Leq (16 hour) in other habitable rooms at all times.

The approved noise attenuation and ventilation measures shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the living conditions of future occupiers by ensuring acceptable internal noise levels are achieved, in the interests of residential amenity and in accordance with 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.

- 6 Prior to the first occupation of the HMO hereby approved, the refuse and recycling storage facility as indicated on approved drawing 2524-05 revision B shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

- 7 The development hereby approved shall be for use by up to 8 residents only and the communal living spaces as shown on approved drawing 2524-05 revision B shall be retained for communal use for so long as the property remains in use as a HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE, the SPD and the NPPF.

- 8 Notwithstanding any description of materials in the application, prior to the first occupation of the development hereby approved, full details of the boundary treatment to be installed to the side/rear yard shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, height, colour and texture of the boundary materials. The development shall be carried out in accordance with the approved details prior to the first occupation and retained as approved thereafter.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 The development hereby approved shall not be brought into use until such time as details for the design of cycle store has been submitted to and approved in writing by the Local Planning Authority. The duly approved

scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved cycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 10 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 21/04/2026

Melanie Hale
Head of Planning

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You

are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.

- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.