



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Full Planning Application**

APPLICATION REFERENCE: 25/01164/FUL

<b>Applicant</b> Mr Sarwar Ali 1 Honey Street Manchester M8 8RG	<b>Agent</b> Mr Nadir Khan 31 Tennyson Close Stockport SK4 2ED
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Part I - Particulars of Application

**Proposal:** Creation of two commercial units (Use Class E) with new entrances at ground floor, change of use of first floor offices into 4 self-contained flats, replacement of existing first floor doorway into a window and provision of new external bin store and cycle store

**Location:** 27-29 Long Street, Middleton, M24 6TR

**Valid On:** 2 March 2026

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**

**Condition(s) (4)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

DWG No. PP-13476017v1 (Location Plan)

DWG No. 647.03 (Proposed Site Plan)

DWG No. 647.02 (Proposed Floor and Elevation Plans)

DWG No. 647.05 (Bin Store Details)

32939/NIA1 (Environmental Noise Survey and Noise Impact Assessment)

Cycle Store Details

Design and Access Statement

Heritage Statement

Biodiversity Net Gain Exemption Statement

and the development shall be carried out in accordance with these hereby approved.

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 Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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 Notwithstanding the details shown on the submitted plans, prior to the installation of any replacement windows serving the first floor residential apartments, or installation of any external ventilation equipment, full details of the proposed glazing and ventilation strategy shall be submitted to, and approved in writing, by the Local Planning Authority. The submitted details shall include but are not limited to detailed drawings, proposed material finishes and colours, location and design of ventilation features, and confirmation that the proposed strategy achieves the minimum sound reduction performances set out in Section 10.2.2 of the submitted Environmental Noise Survey and Noise Impact Assessment (produced by Hann Tucker Associates, Ref: 32939/NIA1, dated February 26 2026).

Prior to occupation of the residential units the acoustic glazing and ventilation measures approved under this condition must have been fully installed and implemented. The approved measures shall be retained and maintained in working order thereafter for the lifetime of the development to ensure adequate background ventilation and noise mitigation.

Reason: To ensure a satisfactory standard of residential amenity for future occupiers and to preserve the character and appearance of the Middleton Town Centre Conservation Area in accordance with Policy DM1 of the

adopted Rochdale Core Strategy, Policy JP-P2 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework

### **Approval Reason(s) (1)**

- 1 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 of Decision:** 12/05/2026

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>.