



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: 25/00527/FUL

Applicant Mr Schischa Ventures Uk Ltd C/o Agent	Agent Mr David Bitan Debtal Architecture Ltd 72 Bury New Road Prestwich M25 0JU
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Part I - Particulars of Application

Proposal: (Building A) External alterations including installation of new doors, windows and window surrounds to all elevations together with rooflights. Removal of existing cladding at ground floor level and the application of white render to first floor level. (Building B) Change of use from storage facility (B8) to a 2B4P apartment (C3)

Location: 68 Rochdale Road Middleton M24 2PU

Valid On: 27 November 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (11)

- 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 decision relates to the following plans and documents:

- Location and Block Plan 001 Rev 1
- Proposed GA Plans and Elevations Building A 004
- Proposed GA Plans and Elevations Building B 005 Rev 2
- Landscaping Plan 006
- Heritage Statement Rev 01
- Planning Statement
- Noise Impact Statement dated May 2025

- 3 Roof lights shall be 'conservation style' roof lights fitted flush with the external slopes of the roof slopes.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

- 4 Prior to any works starting on Building A, investigatory works shall be carried out to establish the extent of any historic fabric hidden behind the modern fascia board and white tongue and groove cladding. As a first step, these investigatory works shall include the removal of the existing cladding and fascia board. Once removed, a scheme for the retention, repair and replacement (where necessary) of historic fabric shall be submitted to and approved in writing by the local planning authority. This shall also be prior to commencement of any other works to Building A.

The scheme shall include the following:

- Confirmation of whether the original tiling remain in situ (evidence required)
- Where original tiles and historic materials, including the mock Tudor cladding are present, full details of the repair and restoration works, as well as any details of the extent of any replacement or new materials necessary.
- Where historic fabric is not found to be present, a scheme for the reinstatement of appropriate features, including samples and details of materials and large-scale details and plans of any patterns
- The works shall be carried out in accordance with the approved scheme and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

- 5 Prior to their installation, large scale drawings of fenestration for Buildings A and B shall be submitted to and approved by the local planning authority. These details shall include elevations, setback from brickwork/pilasters, sections the head, jamb and cill and details of stiles, mullions, meeting rails and glazing bars, as well as any openers. These details shall be at a scale of either 1:10 or 1:20. For the avoidance of doubt, windows shall be fabricated in timber or aluminium

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

- 6 Prior to their installation for building A and B large scale drawings of external doors, including casings and surrounds shall be submitted to and approved by the local planning authority. These drawings shall be at a scale of 1:10 or 1:20. For the avoidance of doubt, doors shall be fabricated in timber or aluminium. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1.

- 7 Prior to its installation, full details, including product specification and samples of the proposed tile cladding to the stallriser on Building A shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1.

- 8 Prior to their use full details, including product specification, coursing and mortar mix and samples of the proposed bricks for buildings A and B shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1.

- 9 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted noise assessment ref DA24072 – Church St Ind Estate. No part of this development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of 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.

- 10 The development hereby approved shall be carried out in full accordance with the Landscaping Plan 006, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 Prior to works on building A and B any other repair works not covered within other conditions of this consent, shall be submitted to an approved in writing by the Local Planning Authority. The schedule of repairs should include samples of any new materials.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1.

Date of Decision: 15/05/2026

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>.