

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0249

Applicant Mr Adil Ansari 19 Cheetham Street, Rochdale, OL16 1DG	Agent Mr Ian Stott New Century House, 176 Drake Street, Rochdale, OL16 1UP
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Part I - Particulars of Application

Proposal: Change of use from Public House (Sui Generis) to 4 no. self-contained flats (Use Class E) including alterations to fenestration and the erection of a bin store

Location: OX AND PLOUGH INN, 178 NEW ROAD, LITTLEBOROUGH, OL15 8NL

Valid On: 31 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (7)**

- 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:

- Existing Plans And Elevations. Dwg no. K242-01
- Location Plan. Dwg no. K242-02
- Proposed Ground Floor Plan. Dwg no. K242-03 rev A
- Proposed First Floor Plan. Dwg no. K242-04
- Proposed Elevations. Dwg no. K242-05 rev B
- Proposed Typical Cross Section. Dwg no. K242-06
- Existing Block Plan. Dwg no. K242-07 rev A
- Proposed Block Plan. Dwg no. K242-08 rev A
- Proposed Bin Store. Dwg no. K242-09
- 'Noise Impact Assessment'. Ref: AA0653 by Azymuth Acoustics UK

- 'Planning Statement Addendum – Loss of Public House (Community Facility Justification)' by Keystone Estates
- 'Waste & Recycling Storage Statement' by AJ Cocker Associates dated April 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 full product specifications for the windows and detailed designs of the window reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted 'Noise Impact Assessment'. Ref: AA0653 by Azymuth Acoustics UK. No part of the 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.

- 5 No part of the development shall be occupied until such time as the existing paraphernalia on the elevations of the building have been removed and made good in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The development hereby approved shall not be brought into use until such time as the refuse and recycling bin store has been installed in complete accordance with drawing number K242-09 and made available for use prior to the approved development first being brought into use. The refuse and recycling store shall be retained as constructed for its intended use 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.

- 7 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)

- 1 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: 26/05/2026

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>.