

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

APPLICATION REFERENCE: 25/01024/FUL

Applicant Mr Howard Keast CJ Partnership 1 Oldham Road Queensway Castleton Rochdale OL16 1UA	Agent Rochdale Paul Clark CJ Partnership Blue Pit Mill Queensway Castleton Rochdale OL11 2PG
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Part I - Particulars of Application

Proposal: Change of use from public house to 9 bed HMO (Sui Generis) and erection of three storey side and rear extension including extension and alterations to existing roof and fenestration

Location: 1 Oldham Road Rochdale OL16 1UA

Valid On: 6 January 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:

Plans

Drawing 3562-02 – Site Location Plan

Drawing 3562-15-A – Site Plan as Proposed

Drawing 3562-14-D – Elevations as Proposed

Drawing 3562-18 – Cross Section A-A

Drawing 3562-13-C – Plans as Proposed

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or a full specification of the materials to be used in the external construction of the building have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the type, colour and texture of all external materials, including the eaves, verges and rainwater goods. The roof shall be clad in natural slate, natural stone shall be used alongside the render, windows shall be timber or aluminium, and rainwater goods shall be cast metal. The development shall thereafter be carried out in accordance with the approved details and so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No above ground construction works shall take place until full details of the windows, external doors and rooflights have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections at a scale of not less than 1:20 to demonstrate the longitudinal and cross-sectional detailing and means of opening together with any finished treatment, including samples if so required. The development shall thereafter be carried out in accordance with the approved details and thereafter so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No development shall take place (including any site clearance works) until a Construction Management Plan (CMP) detailing safe methods of working adjacent to the Metrolink Hazard Zone, has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include full details of:

- the parking of vehicles of site operatives and visitors;
- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
- loading and unloading of plant and materials;
- storage of plant and materials;
- construction and demolition methods to be used including the use of cranes (which must not over sail the tramway);
- measures to control the emission of dust and dirt during construction; and
- scaffolding and/or hoarding arrangements.

The approved CMP shall thereafter be adhered to throughout the construction period.

Reason: To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system during the construction phase in accordance with Policies DM1, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Details are required prior to any works taking place.

6 Prior to the commencement of development, a scheme for acoustically insulating the proposed development against noise and vibration from the adjacent Metrolink line shall be submitted to and approved in writing by the Local Planning Authority. 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.

- 7 Prior to the first occupation of the HMO hereby approved, the refuse and recycling storage facility as indicated on approved drawing 3562-15-A 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.

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: 28/05/2026

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.

Your attention is drawn to the following (3)	
1	It is essential that the applicant makes contact with the Metrolink Operator to discuss the works and obtain the necessary permits required for working adjacent to Metrolink.
2	The applicant is reminded that it is an offence to disturb, harm or kill bats. If evidence of bats is found during construction, all work should cease immediately, and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
3	The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: National standards for sustainable drainage systems (SuDS) - GOV.UK

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>.