

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

**Prior approval Part 3 Class MA: Commercial, business and
service uses to dwellinghouses - Approve with Conditions**

APPLICATION REFERENCE: NOT/2026/0174

Applicant Mr Murphy (Arvaya Developments Ltd) 442 EDENFIELD ROAD ROCHDALE OL12 7PD	Agent Mr Richard Shuttleworth (Equilibrium Architects Ltd) 3 Manchester Road Bury BL9 0DR
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Part I - Particulars of Application

Proposal: Prior Approval for proposed change of use of the 2 upper floors from hairdresser (Class E) to 2 no. residential flats (Class C3) Use of rear site area as car parking and bin storage. (Re-submission of application ref: NOT/2025/1349)

Location: 442 EDENFIELD ROAD, ROCHDALE, OL12 7PD

Valid On: 19 February 2026

**DECISION: PRIOR APPROVAL REQUIRED AND GRANTED SUBJECT TO
CONDITIONS**

Condition(s) (1)

- 1 The residential use of the second floor hereby permitted shall not commence until the roof lights shown on plan R-1036-04 (Revision C) of planning permission PL/2026/0369 for the provision of adequate natural light, have been installed in complete accordance with the requirements of that permission. The roof lights shall be retained thereafter in full working order for the lifetime of the development.

Reason – To ensure the provision of adequate natural light into all habitable rooms in the interest the residential amenity of future occupiers, in accordance with the requirements of G.1(d)(iv) of Class G to Schedule 2 to Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 29/05/2026

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 (1)	
1	For the avoidance of doubt, this decision relates to the following plans: • DWG No. R-1036-04 Revision C (Proposed Elevations) • DWG No. R-1036-03 Revision E (Proposed Plans and Sections) • DWG No. R-1036-07 (Site Plan) • DWG No. R-1036-SLP Revision A (Location Plan) all received by the Local Planning Authority on 19.02.2026

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>.