

**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/2026/0343

Applicant The Riverlow Group C/O Agent	Agent Mr Sam Golding (Gold Sketch Studios Ltd) 55a Bury Road Prestwich M25 0FG
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Part I - Particulars of Application

Proposal: Prior approval for change of use from of basement from offices (Class E) to 2no. x 1 bedroom apartments (Class C3)
Location: 9 JOHN STREET, ROCHDALE, OL16 2HP
Valid On: 14 April 2026

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

Condition(s) (1)

- 1 The development hereby approved shall not be occupied until such time as the noise attenuation measures as set out in the submitted 'Acoustic Assessment' by Tempo Compliance Testing LTD, dated 07/12/2025, report no. 526-975-07-12. 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 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.

Date of Decision: 09/06/2026

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 list of plans: • Existing Plans. Dwg no. 002A • Existing Elevations. Dwg no. 002B • Proposed Plans. Dwg no. 003A. Rev 3 • Proposed Elevations. Dwg no. 003B • Site – Existing & Proposed. Dwg no. 502. Rev 1 • 'Analysis of site layout for Sunlight and Daylight' by Morgan Light Assessors LTD, dated March 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>.