

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2026/0377

Applicant Allison McGuigan 665 Edenfield Road Rochdale OL11 5XE	Agent Healey Consulting Brunel House 63 Dale Street Milnrow Rochdale OL16 3NJ
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a proposed change of use from Use Class E (c)(iii) to Use Class E (c)(ii)

Location: 665 Edenfield Road, Rochdale, OL11 5XE

Valid On: 24 April 2026

DECISION: GRANT PERMISSION**Approval Reason(s) (1)**

- 1 The proposed solicitors would not change the existing use class of the site and therefore the proposal would not result in a material change of use of the site. The proposed use therefore would be retained within Use Class E of The Town and Country Planning (Use Classes) Order 2020 (as amended) and as such would not represent development as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

Date of Decision: 11/06/2026

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 (3)	
1	For the avoidance of doubt, this decision notice relates to the following plans and documents: • Application Form • DWG No. HC-26288-(20)-01 (Existing and Proposed Elevations) • DWG No. HC-26288-(60)-02 (Existing and Proposed Site Plans) • DWG No. HC-26288-(60)-01 (Location Plan)
2	This decision relates solely to the use of ground floor of the unit. The external alterations shown on submitted plan HC-26288-(20)-01 are not covered by this decision, nor is the use of the first floor of the building. The applicant should seek further advice on whether the permission of the Local Planning Authority would be required for these.
3	The applicant is reminded that Condition 3 of Planning Permission 98/D35963 is still in effect. The building therefore may not be open for trade outside of the hours of 8:30 – 18:30 Monday to Saturday, and at any time on Sunday.