

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

APPLICATION REFERENCE: 24/01159/FUL

Applicant Brightwise Properties Reed Hotel Reed Hill Rochdale OL16 1DF	Agent Mr Saghir Hussain Create It Studio Architects 3 Stevenson Square Manchester M1 1DN
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Part I - Particulars of Application

Proposal: Change of use from Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells

Location: Reed Hotel, Reed Hill, Rochdale, OL16 1DF

Valid On: 5 December 2024

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (13)**

- 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 This permission relates to the following plans and documents:

Plans:

Location Plan & Existing Site Plan Drawing No A1559(01)AP001 Rev P4

Proposed Site Plan Drawing No A1559(02)AP001 Rev P9

Proposed Basement Plan Drawing No A1559(02)AP002 Rev P8

Proposed Ground Floor Plan Drawing No A1559(02)AP003 Rev P15

Proposed First Floor Plan Drawing No A1559(02)AP004 Rev P8

Proposed Second Floor Plan Drawing No A1559(02)AP005 Rev P10

Proposed North Elevations Drawing No A1559(02)AP007 Rev P8

Proposed East Elevations Drawing No A1559(02)AP006 Rev P10

Proposed South Elevations Drawing No A1559(02)AP008 Rev P10

Proposed West Elevations Drawing No A1559(02)AP009 Rev P9

Demolished Basement Plan Drawing no A1559(01)AP014 Rev P1

Demolished Ground Floor Plan Drawing No A1559(01)AP015 Rev P2

Demolished First Floor Plan Drawing no A1559(01)AP016 Rev P1

Demolished Second Floor Plan Drawing No A1559(01)AP017 Rev P1

Bike Store Details Drawing No A1559(02)AP011 Rev P3

Letter Box Details Drawing No A1559(02)AP013 Rev P1

Documents:

Heritage Statement dated 9th November 2024 and revised 3rd March 2025

Structural Waterproofing Measures Report Referenced 32589 dated 14th May 2026

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of work in accordance with the policies contained within the Rochdale Unitary Development Plan, the emerging Core Strategy and the National Planning Policy Framework.

- 3 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment

and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site

- 4 Prior to their installation or repair, both a window and door schedule for all windows and doors to be repaired or replaced shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of any doubt the schedules should include large scale drawings of at least 1:20, 1:10 or 1:5 and include (but not be limited to) the following details:

a) The age of each existing window and whether that window is to be replaced or repaired, scaled drawings of any new and replacement windows, including elevations, the set back from facing brickwork, sections through the head, jamb and cill, and details of any stile, mullions, meeting rails and glazing bars. For the avoidance of doubt all new and replacement windows shall be fabricated in timber and all existing timber framed windows should be retained.

b) The age of each existing door and whether that door is to be replaced or repaired, scaled drawings of any new and replacement doors, door casings

and surrounds. For the avoidance of doubt all existing original or historic doors should be repaired and retained.

The work shall then be carried out in complete accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 5 Prior to their installation large scale drawings shall be submitted to and approved by the Local Planning Authority showing details of the following:

- a) New and replacement rainwater goods, soil and vent pipes. For the avoidance of doubt, these shall be cast metal and painted black.
- b) Any Vents, extractor fans and flues.
- c) Meter boxes, alarms, security lighting and video cameras.
- d) Security lighting.

The work shall then be carried out in complete accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 6 The development hereby approved shall be constructed to achieve the following internal noise levels:

- i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;

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: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Polics G9 and DM1, and the NPPF.

- 7 Notwithstanding any description of materials in the application or on the approved plans, no development or removal works shall take place until samples and full specifications of all materials to be used externally and internally on the building have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the materials including details of the materials to be used in the construction of the proposed extension. Development shall be carried out in accordance with the approved details.

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.

Reason for pre-commencement condition: As no details of the materials have been submitted.

- 8 Prior to first occupation of the development hereby approved, a scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority. For the avoidance of doubt this shall also include details of the proposed stone paving bin and bike store area and the proposed communal garden area.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment whilst securing biodiversity enhancement in the long term in accordance with Policies G6 and G7 of the Rochdale Core Strategy and Policies JP-G6 and JP-G8 of PfE.

- 9 The development hereby approved shall not be occupied until such time as a scheme for the design, construction, drainage and marking out of any proposed car parking spaces within the application site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full before the approved development is first brought into use and the area shall be kept free from obstruction and retained thereafter for its intended purpose.

Reason: In the interests of visual amenity and highway and pedestrian safety in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 10 Notwithstanding any details shown on the approved plans, no above ground works (other than internal works or site clearance) shall take place until full details of the alignment, height and appearance of all boundary treatments (including but not limited to vehicular and pedestrian access gates, fences, railings and walls) to be erected to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. All boundary treatments shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

- 11 No part of the development hereby approved shall be occupied until the refuse recycling/bin store as indicated on Drawing No A1559(02)AP011 Revision P3 (Bike Store Details) and Drawing No A1559(02)AP001 Revision P9 (Proposed Site Plan) have been provided and made available for use. The approved facilities shall be retained as approved thereafter.

Reason: In the interests of ensuring the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 Notwithstanding the submitted details on the Letter Box Details Drawing No A1559(02)AP013 Rev P1, prior to first occupation of the development hereby approved, a new scheme for the proposed letter boxes shall be submitted to and approved in writing by the Local Planning Authority. No

part of the development hereby approved shall be occupied until the approved details have been provided and made available for use. The approved facilities shall then be retained as approved thereafter.

Reason: In the interests of visual and occupier amenity.

- 13 No part of the development hereby approved shall be occupied until an Energy and Sustainability statement has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt, the submitted statement must set out (but not be limited to) how the approved scheme will minimise its carbon emissions and any adverse impacts on the environment and how it will utilise sustainable construction techniques. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and 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, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 15 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: 02/07/2026

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 (2)	
14	BIODIVERSITY NET GAIN The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: a) A Biodiversity Gain Plan has been submitted to the planning authority, and; b) The planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements are considered to apply. De minimis exemption.
16	Whilst the works have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found 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.

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>.