

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

APPLICATION REFERENCE: PL/2026/0468

Applicant Mr Rifat Mahmood 141 Drake Street Rochdale OL16 1QB	Agent Mr Ian Stott New Century House 176 Drake Street Rochdale OL16 1UP
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Part I - Particulars of Application

Proposal: Change of use of first floor ancillary storage facility (Use Class E) to a 5-bedroomed HMO (Use Class C4) with bin storage area to the rear
Location: FIRST FLOOR PREMISES, 2 MIALl STREET, ROCHDALE, OL11 1HX
Valid On: 9 June 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (6)**

- 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 shall be carried out in accordance with the following drawings and documents hereby approved:

- Existing and Proposed Floor Plans. Dwg no. M150-100/B
- Location Plan. Dwg no. M150-101
- Existing Block Plan. Dwg no. M150-102
- Proposed Block Plan. Dwg no. M150-103
- Existing and Proposed Elevations. Dwg no. M150-104
- Proposed Kitchen Plan. Dwg no. M150-105
- Planning Statement by AJ Cocker Associates dated April 2026

- Residential Amenity Impact Statement by AJ Cocker Associates dated June 2026

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

- 3 The development hereby approved shall be for use by a maximum of 5 residents only and the communal kitchen and kitchen/dining room as shown on approved drawing number M150-100/B shall be retained for communal use for so long as the property remains in use as an HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with Policy DM1 of the Rochdale Core Strategy, Policy JP-H3 of Places for Everyone, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

- 4 Prior to the first occupation of the HMO hereby approved, schemes to control noise, vibration, odours and fumes arising from the existing hot food takeaway premises at ground floor level shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall include details of:

a) sound insulation measures between the commercial and residential accommodation;

b) acoustic glazing and any associated ventilation strategy serving habitable rooms;

c) measures to control noise and vibration arising from extraction equipment, refrigeration equipment and any other fixed plant associated with the takeaway premises;

d) measures to prevent cooking odours and fumes from adversely affecting the residential accommodation.

The approved schemes shall be fully implemented prior to first occupation of the HMO and shall thereafter be operated, maintained and retained in accordance with the approved details for so long as the development remains in use.

Reason: To safeguard the amenities and living conditions of future occupiers of the development having regard to the proximity of existing hot food takeaway premises, in accordance with Policies DM1 and G9 of the Rochdale Core Strategy, Policy JP-P1 of Places for Everyone, the Guidelines and Standards for Residential Development SPD, the Guidelines and Standards for Hot Food Takeaway Uses SPD and the National Planning Policy Framework.

- 5 The development hereby approved shall not be brought into use until such time as details for the design of cycle store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved cycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

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.

Approval Reason(s) (1)

- 1 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: 13/08/2026

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.

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>.