

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)****APPLICATION REFERENCE: PL/2026/0402**

Applicant MR ARSHAD GONDAL 62 Armitage Close Middleton, Rochdale M24 4PA	Agent Mr Benjamin Maguire Apartment 8 224 Great Clowes Street Salford Greater Manchester M7 2ZS
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Part I - Particulars of Application

Proposal: Certificate of lawfulness for a proposed change of use from dwellinghouse (use class C3a) to a residential care home for up to two children (use class C2)

Location: 62 Armitage Close, Middleton, Manchester, M24 4PA

Valid On: 30 June 2026

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

- 1 The proposed use of the building as a residential care home for up to two children and two carers as set out in the supporting documentation would not comprise a material change of use of the building and would therefore not involve the development of the land as set out under Section 55 of the Town and Country Planning Act 1990. The use of the building as described would therefore not require planning permission and is lawful.

Date of Decision: 14/08/2026

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.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt, this decision relates to the following plans/documents:- • Application Form • DWG No. BMAD/0426/ARM/PL3 (Proposed Floor Plans) • DWG No. BMAD/0426/ARM/PL4 (Proposed Elevations) • DWG No. PP-14896308v1 (Location Plan) • Planning Statement (dated 30th June, 2026)