

**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/2026/0489

Applicant Mr Kamran Hasan (Home Grace Co Ltd) Sudden Mill Manchester Road Rochdale OL11 4QR	Agent Mr Darren Pomfret (Manchester Building Design Ltd) 8 Gas Street Hollingworth Cheshire SK14 8JD
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Part I - Particulars of Application

Proposal: Prior approval for conversion of ground floor commercial/business use to form 3no. apartments
Location: SUDDEN MILL, MANCHESTER ROAD, ROCHDALE, OL11 4QR
Valid On: 17 June 2026

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

Condition(s) (5)

- 1 The development must be completed within a period of 3 years starting with the prior approval date.

Reason – To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 Prior to first occupation of Apartment No. 6 (shown on DWG No. 24/89-02 Revision A) hereby approved, the ground floor window shown on approved DWG No. 26/31-01 (Revision A) shall be installed in accordance with the details approved under planning permission PL/2026/0207 and shall thereafter be retained as such for the lifetime of the development.

Reason – To ensure the provision of adequate natural light to the approved dwelling and to protect the living conditions of future occupiers, having

regard to MA.2(2)(f) of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 Prior to first occupation of any of the apartments hereby approved, a Noise Impact Assessment, including a scheme of ventilation and for acoustically insulating the proposed accommodation against noise from Manchester Road and the surrounding commercial uses (including those within the same site), shall be submitted to, and approved in writing by, the Local Planning Authority.

No part of the development hereby approved 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 noise insulation and ventilation scheme measures have been implemented to achieve the required maximum noise levels. The noise attenuation and ventilation 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.

- 4 Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be stored and managed from the site (including returning of bins to store), shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter refuse storage, collection and returning of bins to store will be carried out fully in accordance with the approved details and the bin store shall be retained for use by the occupiers of the building at all times.

Reason – To ensure the provision of satisfactory facilities for the storage of refuse and to ensure the area is suitable for safe access and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 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 that risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are identified and appropriately addressed, and to ensure that the development is suitable for its proposed use in accordance with the National Planning Policy Framework.

Date of Decision: 21/08/2026

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: • DWG No. 26/31-01 Revision A (Existing and Proposed Elevations) • Location Plan • DWG No. 24/89-02 Revision A (Proposed Floor Plans) • DWG No. 24/89-04 Revision A (Proposed Block Plan)

	• Flood Risk Map • Flood Risk Assessment (July 26)
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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>.