

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application - Change of Use**

APPLICATION REFERENCE: PL/2026/0634

Applicant Michelle Cheetham 1A Railway Street Littleborough Rochdale OL15 8AG	Agent Martin Ashworth Campbell House 173 Rochdale Road Firgrove Milnrow, Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Change of use of dwellinghouse and ancillary storage buildings to provide additional floor space for existing nursery including alterations and additions to fenestration (part retrospective)

Location: 1A RAILWAY STREET, LITTLEBOROUGH, OL15 8AG

Valid On: 14 July 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (5)**

- 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:

- Site Location Plan
- Existing Ground Floor Plan. Dwg no. 26.3827.1
- Existing First Floor Plan. Dwg no. 26.3827.2
- Existing Elevations. Dwg no. 26.3827.3
- Existing & Proposed Block Plans. Dwg no. 26.3827.4
- Proposed Ground Floor Plan. Dwg no. 26.3827.SC1.1A
- Proposed First Floor Plan. Dwg no. 26.3827.SC1.2A
- Proposed Elevations. Dwg no. 26.3827.SC1.3

- 'Transport Statement' by James Campbell Associates Ltd dated June 2026
- 'Flood Risk Statement' by James Campbell Associates Ltd dated June 2026
- 'Heritage Statement' by James Campbell Associates Ltd dated June 2026
- 'Planning Statement' by James Campbell Associates Ltd 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, re-enacting or modifying that Order, the premises hereby approved shall be used only as a children's day nursery and for no other purpose, including any other purpose within Use Class E or any other use class.

Reason: The application has been assessed on the basis of the specific operational characteristics of a children's day nursery. Having regard to the limited parking provision available to serve the site and its relationship with nearby residential properties, a different use within Class E could give rise to materially greater impacts in terms of highway safety, parking demand, traffic generation and residential amenity. The condition is therefore necessary in the interests of highway safety and the amenities of neighbouring occupiers, in accordance with Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan, Policies G9, P3, T1, T2 and DM1 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

- 4 The premises shall not be open for trade or business before 07:30 hours hours nor after 18:00 hours Monday to Friday inclusive or at any time on Saturdays or Sundays.

Reason: In the interests of safeguarding the living conditions of nearby residential occupiers and to ensure that the operation of the development does not result in unacceptable noise, disturbance or activity outside normal daytime hours, in accordance with 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.

- 5 The number of children accommodated in the nursery at any one time shall not exceed a total of 55.

Reason: To ensure that the intensity of the use remains commensurate with the level of parking provision available to serve the site and to safeguard highway safety and residential amenity in accordance with Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, Policies G9, T1, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 27/08/2026

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 VI 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>.