

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

APPLICATION REFERENCE: 24/01156/FUL

Applicant Mr M Mogami c/o 10 Churchbank Stalybridge SK15 2QJ	Agent Mr Matthew Cust MCDCC Ltd 10 Churchbank Stalybridge SK15 2QJ
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Part I - Particulars of Application

Proposal: Change of use of first and second floors from light industrial/office space to three self-contained flats together with alterations to front and rear fenestration and creation of outdoor amenity space

Location: 27-31 Market Place Middleton M24 6AE

Valid On: 4 December 2024

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:

- Dwg No. 817-01 Rev C Existing Survey
- Dwg No. 817-02 Rev C Existing Survey sheet 1/2
- Dwg No. 817-02a Existing Survey sheet 2/2
- Dwg No. 817-03 Rev D Proposed Floor Plans
- Dwg No. 817-04 Rev B Proposed Plans & Elevations
- Dwg No. 817-05 Rev C Proposed Site Plan
- Dwg No. 817-06 Rev C Existing Survey
- Dwg No. 817-07 Rev A Proposed Plans and Elevations
- Preliminary Bat Roost Assessment Report by Collington Winter Environmental Ltd dated 30/06/2025

- Dusk Emergence Surveys by Eps Ltd dated 10/09/2026
- Design, Access and Noise Statement

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 No works for the replacement or insertion of any windows shall take place until full product specifications for the windows at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall be carried out in line with the requirements of the submitted noise impact assessment ('Design, Access and Noise Statement') to achieve the following internal noise levels:
 - 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 40dB(A) Leq (16 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: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Prior to the first occupation of any of the flats hereby approved, the refuse storage facilities, including the timber gates shown on Drawing No. 817-07

Rev A and the bin storage arrangement shown on Drawing No. 817-05 Rev C, shall be fully installed and made available for use.

The refuse storage facilities and associated gates shall thereafter be retained in accordance with the approved details.

Reason: To ensure satisfactory refuse storage facilities are provided in the interests of visual amenity, the character and appearance of the Middleton Town Centre Conservation Area and the amenities of future occupiers in accordance with Policies DM1, P2 and P3 of the Rochdale Core Strategy, Policy JP-P2 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Prior to first occupation of the development hereby approved, details of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include the provision of at least one integrated bat roost feature and at least one integrated bird nesting feature to be incorporated within the building hereby approved.

The approved measures shall be installed prior to first occupation of the development and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of the 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: 15/09/2026

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	All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.

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>.