

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

APPLICATION REFERENCE: PL/2026/0595

Applicant Mr Kamal Rob Archway House Bridge Street Oldham OL1 1ED	Agent Mr Mark Jones 4 Sykes Close Greenfield Oldham OL3 7PT
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Part I - Particulars of Application

- Proposal:** Part change of use of ground floor – Suites 1 – 4 from Class E (Commercial, Business and Service) to a dual use (flexible change of use) Class F1 (Learning and non-residential Institutions) – F1a – for the provision of education and Class E - (Commercial, Business and Service) for a period of 10 years
- Location:** Hafley Court - Suites 1, 2, 3 and 4 (Ground Floor), Buckley Road, Rochdale, OL12 9DJ
- Valid On:** 13 July 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (2)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved: -
- Existing site plan scale 500
 - Proposed site plan
 - Existing ground floor plan
 - Accessibility Statement.pdf
 - Proposed Ground Floor.pdf
 - Revised Planning Statement September 2026
 - Application Form

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 Unitary Development Plan, 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: 25/09/2026

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.

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>.