



Town and Country Planning Act 1990
Full Planning Application

PLANNING PERMISSION

Name and address for correspondence: A J Cocker Associates 176 Drake Street Rochdale Lancashire OL16 1UP	Applicant name: Millerbrook Properties Ltd
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Part 1 - Particulars of Application

Date of Application: 20 February 2013

Application No: 13/00166/FUL

Proposal:	Change of use of the ground floor into three retail units and a bar/restaurant/café and the conversion of the upper floors to provide 19 apartments. Four new shop fronts, first and second floor rear extensions and external alterations to the building to include the partial rebuilding of the rear outbuilding.
Location:	Former The Nile, 1 Drake Street, Rochdale, OL16 1RE,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Granted subject to conditions** for the carrying out of the development referred to in Part 1 above.

In pursuance of its powers under the above Act, and in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the development was considered to comply with the relevant policy(ies) and/or proposal(s) contained within the Development Plan.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:-

and the development shall not be carried out other than in complete accordance with these drawings hereby approved.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the Rochdale Unitary Development Plan as listed below on this decision notice.

- 3 Notwithstanding any description of materials in the application no development shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

- 4 The existing external windows shall be retained where reasonably possible. Any refurbishment and repair shall match the existing detailing. If any replacement windows are proposed, the removal of any window shall not take place until a scheme for their replacement and a justification for the works has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason. To ensure a satisfactory preservation of the listed building and to protect the character and appearance of the Town Centre Conservation Area, in accordance with policies BE/13 and BE/14 of the Council's adopted Unitary Development Plan.

- 5 The development hereby approved shall not take place until a detailed specification for the installation of the new floor and treatments to the existing floors and walls has been submitted to and approved in writing by the Local Planning Authority. The work shall only be carried out in accordance with the approved details and specifications, in association with a timescale that has first been agreed in writing by the Local Planning Authority.

Reason. To ensure a satisfactory preservation of the listed building, in accordance with Policies BE/13 and BE/14 of the Council's adopted Unitary Development Plan.

- 6 The development hereby approved shall not take place until a detailed specification for the repairs to the slate roof and the chimney has been submitted to and approved in writing by the Local Planning Authority. The work shall only be carried out in accordance with the approved details and specifications, in association with a timescale that has first been agreed in writing by the Local Planning Authority.

Reason. To ensure a satisfactory preservation of the listed building, in accordance with Policies BE/13 and BE/14 of the Council's adopted Unitary Development Plan.

- 7 No development shall take place until a scheme to repair or reinstate, the guttering and downspouts has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the retail use hereby approved is first brought into use.

Reason. To ensure a satisfactory preservation of the listed building, in accordance with policies BE/13 and BE/14 of the Council's Unitary Development Plan.

- 8 No cables, wires, aerials, pipe work, meter boxes or flues shall be fixed to the elevations of the building, unless a scheme for such fixing has first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason. To ensure a satisfactory preservation of the listed building and to protect the character and appearance of the Town Centre Conservation Area, in accordance with policies BE/13 and BE/14 of the Council's adopted Unitary Development Plan.

- 9 The development hereby approved shall not take place until a detailed specification for the installation of the new shop fronts and external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall only be carried out in accordance with the approved details and specifications, in accordance with a timescale that has first been agreed in writing by the Local Planning Authority.

Reason. To ensure a satisfactory preservation of the listed building, in accordance with Policies BE/13 and BE/14 of the Council's adopted Unitary Development Plan.

- 10 The proposed roof lights shall be of the 'conservation style', which shall fit flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: In order to ensure a satisfactory appearance in accordance with Policy BE/2 of the Council's Unitary Development Plan.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

Date of Decision 4 November 2013



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Signed on behalf of the Council

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 applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £28.00 for householder applications and £97.00 in all other cases.

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

Any pointing or re-pointing shall be carried out in accordance with the 'Re-pointing of stone or brick walls on Listed Buildings – Specification Sheet', unless otherwise agreed in writing by the Local Planning Authority.

No stone/brick cleaning shall be carried out unless or until a method for that cleaning has first been approved in writing by the Local Planning Authority.