ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 21/00393/DEM

Name and address for correspondence:	Applicant name:
Mr Ryan Macindoe The Casey Group Rydings Road Rochdale OL12 9PS	Mr Ryan Macindoe

Part 1 - Particulars of Application

Date of Application: 16 March 2021

Proposal:	**Prior approval for the demolition of building known as Buckley Hills Garage**
Location:	**Buckley Hills Garage , Buckley Road, Rochdale, OL12 9DN**

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 prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 13 April 2021

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Signed on behalf of the Council

ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 1995 (as amended)

DETERMINATION ON PROPOSAL TO DEMOLISH

Name and address for correspondence:	Applicant name:
Mr Ryan Macindoe Rydings Road Rochdale OL12 9PS	Mr Ryan Macindoe

Part 1 - Particulars of Application

Date of Application: 16 March 2021 Application No: 21/00393/DEM

Proposal:	**Prior approval for the demolition of building known as Buckley Hills Garage**
Location:	**Buckley Hills Garage , Buckley Road, Rochdale, OL12 9DN**

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 permission has been **Refused** for the carrying out of the works relating to the demolition and subsequent restoration of the site referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following reasons.

Reasons:

1 Insufficient information has been submitted with the application to demonstrate that bats, which are a UK protected species, would be adequately protected from the demolition and associated works. The application would therefore be contrary to the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

Date Decision Issued 13 April 2021

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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 Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings :-

- Location Plan
- Site Plan
- Method Statement, Prepared by Thomas Crompton, dated 05/03/2021