

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00986/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Lindon ATX Building Design 25A Park St Park Street Congleton CW12 1EG	Mr K Nikolia

Part I - Particulars of Application

Date of Application: 3 October 2022

Proposal:	Change of use and subdivision of retail unit with ancillary storage (Use Class E) to ground floor Hot Food Takeaway (Use Class Sui Generis) with first floor residential (Use Class C3) including insertion of separate access door to front elevation, alterations to shopfront and installation of extraction flue to first floor side elevation (retrospective)
Location:	98 Manchester Street, Heywood, OL10 1DW

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

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

Conditions and Reasons:

- 1 This permission relates to the following plans:-
 - LP Rev A Location Plan
 - 002 Rev J Proposed Plans and Elevationsand the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 2 The use hereby permitted shall not be open to customers outside the following times: 12:00 hours to 00:00 hours Monday to Saturday and 11:00 hours to 23:00 hours on Sundays and Bank Holidays.

Reason: In the interests of residential amenity and in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The extraction system hereby permitted shall be used whenever cooking odours are being produced from cooking operations in the building and in order to ensure the optimum operation of the extraction system, all filters and equipment shall be retained and maintained thereafter and the mitigation measures detailed in the submitted report 'Noise Impact Assessment' by 'Nova Acoustics' shall be implemented and maintained.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in compliance with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

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 Decision Issued 25 November 2022

**Daniela Ripa
Interim Head of Planning Services**

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:

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: £34.00 for householder applications and £116.00 in all other cases.