ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01438/FUL

Name and address for correspondence:	Applicant name:
Mr Andrew Sweetmore Milliken Cromer Industrial Estate Hilton Fold Lane Middleton M24 2HZ	Mr Andrew SweetmoreMilliken

Part I - Particulars of Application

Date of Application: 3 April 2019

Proposal:	**Installation of 2.2m high manual vehicle and pedestrian security gates to Hilton Fold Lane entrance of Cromer Industrial Estate together with an 1.85m high automated barrier at the bottom of existing entrance ramp with associated 2.2m high palisade fencing, 2.2m high turnstiles and fences to south east and south west elevations, a 2.2m high manual gate at the entrance from Jubilee Road and an inner 2.2m high automated sliding gate.**
Location:	**Cromer Industrial Estate, Milliken Chemical, Hilton Fold Lane, Middleton, M24 2LE**

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 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 This permission relates to the following plans:-

- Location Plan
- Proposed Site Layout Version 4 - 29.05.19
- Milliken Manal Main Entrance Version 3 - 29.05.19
- Milliken Automatic Main Entrance Version 2 - 05.03.19
- Milliken Current Site Layout Version 2 - 12.04.19
- Milliken Turnstile 1 Side Elevation Version 2 - 05.03.19
- Milliken Turnstile 1 Front Elevation Version 2 - 05.03.19

- Milliken Turnstile 2 Version 2 - 05.03.19
- Milliken Jubilee Road Manual Gate Version 2 - 05.03.19
- Milliken Jubilee Road Automatic Gate Version 2 - 05.03.19

and the development shall be carried out in complete 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 The metalwork of the gates, fences and turnstiles hereby approved, with the exception of the Swipe Access Vehicle Barrier shown on drawing 'Milliken Automatic Main Entrance' shall be colour treated Green RAL 6005 upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 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 29 May 2019



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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:
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.