ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00311/FUL

Name and address for correspondence:	Applicant name:
Mr Gordon Bruce Bruce and Bruce 22 Clough Lea Marsden HD76DN	Mr Mike Morriss MLM (Drake St) Ltd

Part I - Particulars of Application

Date of Application: 23 January 2020

Proposal:	**Installation of replacement windows and doors to front and rear elevations along with installation of lighting to front elevation**
Location:	**Rochdale Observer Buildings, 82 - 90 Drake Street, Rochdale, OL16 1PH**

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 The development shall be carried out in accordance with the following drawings to which this permission relates, namely:

- Site location plan
- Existing and Proposed Block Plans - Drawing Number: 17.1643.108
- Existing Elevations - Drawing Number: 17.1643.100B
- Proposed Front Elevation - Drawing Number: 17.1643.101A
- Proposed Rear Elevation - Drawing Number: 17.1643.102B
- Proposed Ground Floor Layout Plan - Drawing Number: 17.1643.103B

- o Proposed First Floor Layout Plan - Drawing Number: 17.1643.104C
- o Proposed Second Floor Layout Plan - Drawing Number: 17.1643.105C
- o Proposed Third Floor Layout Plan - Drawing Number: 17.1643.106B
- o Proposed Fourth Floor Layout Plan - Drawing Number: 17.1643.107B

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.

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 15 April 2020



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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 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.