ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00487/FUL

Name and address for correspondence:	Applicant name:
Mr Michael Stewart 41 Hutchinson Road Norden Rochdale OL11 5TX	Mr Michael Stewart

Part I - Particulars of Application

Date of Application: 30 April 2019

Proposal:	**Change of use from Shop (Use Class A1) to Restaurant (Use Class A3) together with insertion of a new shopfront, removal of existing ATM, construction of external ramp and decked area to front and extraction flue to side elevation - Re-submission of 19/00126/FUL**
Location:	**575 Bury Road, Rochdale, OL11 4DQ**

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
- Existing Site Plan
- Existing Layout, Drawing No. 01
- Proposed Layout, Drawing No. 02

- Appendix B - Bin/waste storage
- Appendix C - Shopline Commercial Screening System and ClimaGuard A+ Thermally insulating glass product sheet

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 Notwithstanding any details submitted with the application, no works to install the external ventilation flue as indicated on Drawing No. 2 - Proposed layout shall take place until such time as a detailed specification, including demonstration that the noise output would not be greater than 40 dB(A) when measured from the façade of No. 577 Bury Road and any habitable room window of the residential dwelling above the premises, has been submitted to and agreed in writing by the Local Planning Authority. The installed ventilation flue shall then be maintained in accordance with the approved details to meet the specified noise output limit of 40 dB(A).

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.

4 Notwithstanding any details submitted with the application, no works to install the external decked area to the front of the premises as shown on Drawing No. 02 - Proposed Layout shall take place until such time as a detailed specification to include the materials, colour finish, balustrade height, finished floor level, access ramp gradient and furniture installations have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 The use hereby permitted shall not be open to customers outside the following times: 08:00hrs to 23:00 hours Monday to Saturday and 09:00hrs to 22:30hrs 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.

6 The decked area to the front of the use as indicated on Drawing No. 2 - Proposed Layout shall not be used by customers beyond 21:00hrs on any day.

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.

7 No furniture is to be placed on any area outside of the premises other than on the raised decked area indicated on Drawing No. 2 - Proposed Layout.

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.

8 Refuse bins shall at all times be stored in the screened area indicated within Appendix B - Bin/Waste Storage.

Reason: In the interests of visual and residential amenity and in accordance with policies DM1, P3 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 25 June 2019



.....
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.

ADVERTISEMENTS:
Should it be intended to display any advertisement at the premises, the applicant is advised to contact the Local Planning Authority with details to establish whether a separate application is required for approval under the Advertisement Regulations (2007).