ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00490/FUL

Name and address for correspondence:	Applicant name:
Mr FRANK SMITH JAMES CAMPBELL ASSOCIATES CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	Mr MUHAMMAD JAHAGIR

Part I - Particulars of Application

Date of Application: 31 May 2019

Proposal:	**New car wash facility together with creation of new access onto Haynes Street with erection of entrance gates, canopy to form covered valeting area, and bricking up of existing repair garage door to north eastern side elevation**
Location:	**Burns Garages Ltd, Haynes Street, Rochdale, OL12 0UW**

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 information:-

- Site Location Plan 1:1250
- Existing Site Plan - Drawing No. 19.1976.1A
- Existing and Proposed Elevations - Drawing No. 19.1976.3
- Proposed Site Plan - Drawing No. 19.1976.2C

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 Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding any description of materials in the application no works shall take place until samples and / or full specifications of materials to be used externally on the building and the covered canopy have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

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.

Reason for pre-commencement condition: Information regarding the materials is required by the Local Planning Authority before any works are carried out, to ensure the development is visually acceptable.

4 No development shall take place until a detailed foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority, based on the principles shown on the approved Proposed Site Plan - Drawing No. 19.1976.2C. For the avoidance of doubt, the scheme shall include the installation of a silt interception chamber. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

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 15 August 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 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.

INFORMATIVE:
As a car wash facility, the applicant will need a Trade Effluent Consent to discharge to the Public Sewer; this will need to be obtained from United Utilities. There is no evidence that this has yet been obtained from UU.

INFORMATIVE:
The recently erected brick inspection ramp does not have the benefit of planning permission and in its current state and appearance would not be supported by the Council. The applicant is therefore advised to remove/demolish the ramp from the site and make good the land affected by the ramp within 2 months of the date of this permission. If the ramp is not removed within the specified period of 2 months then Enforcement Action would be deemed necessary.