ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 18/01265/FUL

Name and address for correspondence:	Applicant name:
Mr Jason Prince Millson Associates Ltd Byron House 10 Kennedy Street Manchester M2 4BY	Mr Mike Fazal Punch Taverns

Part I - Particulars of Application

Date of Application: 5 December 2018

Proposal:	**Formation of new decked external area to front and side secured with picket fence and to include new smoker's shelter with integrated heaters and lighting together with formation of new door opening, removal of existing smoking shelter and replacement with new 1.8 high boundary fence to rear**
Location:	**The Albion Hotel , Wood Street, Middleton, M24 4DH**

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 Elevations, Drawing No. 2394 P0004
- Proposed Elevations, Drawing No. 2394 P0004.1 Rev. A
- Existing Site Layout, Drawing No. ALBI-0004.1
- Proposed Site Plan, Drawing No. 2394 ALBI - 0004 Rev. A
- Existing Scheme GA ALBI-0001-Rev.1
- Proposed Scheme GA ALBI-0002-Rev B

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

3 The materials used in the alterations to the exterior of the building hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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.

4 No colour treatment of the external decking, boundary treatment or smoking shelter hereby approved shall be undertaken until full details of the proposed colour finish has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in complete accordance with these details and retained as such thereafter.

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

5 The external decking area hereby approved shall not be brought into use until such time as the existing smoking shelter to the rear as indicated on drawings 2394 P0004.1 Rev A and 2394 ALBI - 0004 Rev. A has been dismantled and removed from site.

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

6 The external decking area hereby approved shall not be brought into use until such time as the existing A-framed tables and benches to the front of the building as indicated on drawing ALBI - 0004.1 have been removed from site or re-positioned in the new external decking area hereby approved.

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

7 The external decking area hereby approved shall not be brought into use until such time as the parking bays indicated on drawing no. 2394 ALBI - 0004 Rev. A have been marked out in accordance with the approved details. The approved parking bays shall thereafter be retained on site and made available for their intended purpose.

Reason: To ensure safe and convenient access to the facility for all users including those with mobility impairment in accordance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

8 The external decking area including smoking shelter hereby approved shall not be open to customers after 20:00 hours 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.

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 February 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:
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.