



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01278/FUL

Name and address for correspondence:	Applicant name:
Mr Daniel Llado TDM Architectural Ltd 538 ROCHDALE ROAD ROYTON OLDHAM MANCHESTER OL2 6SF	MR AHMED NOOR

Part I - Particulars of Application

Date of 22 February 2024
Application:

Proposal:	Formation of dropped kerb to site entrance and installation of new gates
Location:	8 Buckley Road, Rochdale, OL12 9DJ,

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:-

Drawing No: PL06 - Existing & Proposed Elevations
Received 9th January 2024

Drawing No: PL01 Rev D - Proposed Site Plan
Drawing No: PL02 Rev D - Proposed Site Plan
Drawing No: PL04 Rev D - Location Plan
Received 22nd February 2024

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 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the vehicle access gates hereby approved shall only open inwards into the site and be affixed in a manner so that they cannot be left open across the highway creating an obstruction for vehicles or pedestrians.

Reason: In order to ensure the free passage of vehicles or pedestrians is not obstructed by the opening of the gates, in accordance with Policy T2 and DM1 of the Council's adopted Core Strategy and the NPPF.

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 3 May 2024

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

The Council's Highways section should be contacted at Number One Riverside, Smith Street, Rochdale, OL16 1XU, telephone: 0300 303 8879, email: highways@rochdale.gov.uk to agree the access construction details and to grant a licence before any work is carried out within the highway.