



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00557/FUL

Name and address for correspondence:	Applicant name:
Paul Clark CJ Partnership Blue Pit Mill Queensway Castleton Rochdale OL11 2PG	Mr Josh La Manna Krave Cafe and Desserts

Part I - Particulars of Application

Date of Application: 31 July 2023

Proposal:	Conversion of rear outdoor space and car park to create additional café area and garden space and associated work including siting of container, boundary treatment and raised planted area (Class E) - Retrospective
Location:	43A Lake Bank, Littleborough, OL15 0DQ,

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:-

Site Location Plan. Drawing no: 01. Rev: A

Site Plan as Existing. Drawing no: 03

Site Plan as Proposed. Drawing no: 02. Rev: C. Received by email on 15/04/2024.

20ft ISO Container Standard Height Black Layout. Sheet number: 1 of 2. Received by email on 13/03/2024

20ft ISO Container Standard Height Black Layout. Sheet number: 2 of 2. Received by email on 13/03/2024

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 and the National Planning Policy Framework.

- 3 The parking areas for the residential units shown on the proposed site plan (Drawing no: 02. Rev: C) shall be kept available for parking at all times and shall not be used for the storage of materials, goods or bins.

Reason: In the interests of highway safety in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and in compliance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The hereby approved outdoor space shall not be opened for trade or business before 12:00 hours or after 22:00 hours on any day.

Reason: In the interest of amenity in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No form of entertainment either amplified, background, acoustic or other, is to be provided in the hereby approved outdoor space at any time and on any day.

Reason: In the interest of amenity in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Prior to the first use of the hereby approved outdoor space, a venue management plan shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt, the venue management plan shall include, but not be limited to, details to address any potential impacts on neighbouring properties.

Reason: In the interest of amenity in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 Prior to the first use of the hereby approved outdoor space, the mitigation measure documented in section 5.17 of the submitted Noise Impact Assessment (Dated: 25/01/2024, by dBx Acoustics Ltd and received by email on 25/01/2024) is to be implemented in full and retained as such thereafter.

Reason: In the interest of amenity 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 19 April 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 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 development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land, Electricity North West have advised that the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. Electricity North West have advised that the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. Electricity North West has asked the applicant to refer to the two following documents produced by the Health and Safety Executive:

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

Electricity North West have advised that the applicant should also adhere to the minimum safety clearances contained within the Energy Network Associations Guidance.

Please see attached report for further guidance from Electricity North West.