

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01145/FUL

Name and address for correspondence:	Applicant name:
Mr Benjamin Maguire BM ARCHITECTURAL DESIGNS APARTMENT 8 224 GREAT CLOWES STREET SALFORD M7 2ZS	Mr PETER WRIGHT

Part I - Particulars of Application

Date of Application: 23 February 2023

Proposal:	Change of use of part of the first floor and all of the second floor (within the roofspace) to a 1 bedroom apartment (retrospective)
Location:	266 Bamford Road, Heywood, Rochdale, OL10 4AA

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 and documents:

Location Plan
Drawing No: BM/0722/BAM/PL4 - Proposed Elevations and Section
Received 24th August 2023

Drawing No: BM/0722/BAM/PL3 Rev A - Proposed Plans
Received on 17th May 2023

and the development shall be carried out in accordance with the approved drawings.

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 dwelling hereby approved shall not be occupied until such time as the proposed bin storage area as indicated on Drawing No: BM/0722/BAM/PL3 Rev A - Proposed Plans has been provided and made available for use. The facility shall thereafter be retained for its intended purpose.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The glazing, ventilation and any other mitigation specified in the Noise Impact Report by Spratt + Hamer, Reference 20519, Survey Date 22-23/08/2023, V2 shall be permanently retained and maintained in accordance with the approved specifications.

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policies G9 and DM1 of Rochdale Core Strategy.

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 20 September 2023

Daniela Ripa
Interim 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 advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.