

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01476/FUL

Name and address for correspondence:	Applicant name:
Dean Woodward Steve Wells Associates Suite 54, Churchill House 29 Mill Hill Rd Ponterfract WF8 4HY	Mr Andrew Quinn Rochdale Borough Council

Part I - Particulars of Application

Date of 7 December 2022
Application:

Proposal:	Relocation of existing containers and provision of 1no container
Location:	Roach Dynamos Jfc , Sutherland Road, Heywood, Rochdale, OL10 3PL

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 Rev A - 205-073-1100
Existing Container Site Plan - 205-073-1101
Proposed Site Plan - 205-073-1102
Proposed Containers Details - 205-073-1103

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 The storage containers hereby permitted shall not be used for any trade, business or industrial purpose.

Reason: In order to ensure no detrimental effects to the neighbouring amenities, the amenities of the area in general and to prevent nuisance arising in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 4. No development shall commence until full details in the form of a Method Statement for:
(a) the re-location and siting of the containers, as shown on Drawing 205-073-1102 and;
(b) the restoration of any land disturbed during the course of the siting of the new container and re-location of existing containers;

is submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development shall be carried out in accordance with the approved details before the use of the development hereby approved.

Reason: To protect playing fields from damage, loss or availability of use and to accord with Local Plan Policy LT/9 and the NPPF.

Reason for pre-commencement: To show how the two containers on the boundaries will be installed and to show how any land disturbed will be restored during the siting of the new container and re-location of existing container. This is to ensure the playing field are protected for future use.

- 5 Within 56 days of the date of this permission, full details in the form of a Method Statement for:
(a) the restoration of any land disturbed during the course of the siting of the containers C1 and C2 as shown on Drawings 205-073-1101 and 205-073-1102;

shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development shall be carried out in accordance with the approved details within 28 days of their approval.

Reason: To protect playing fields from damage, loss or availability of use and to accord with Local Plan Policy LT/9 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 1 March 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 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.