



Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00950/DEM

Name and address for correspondence:	Applicant name:
Mr Andrew Stott Rochdale Borough Council Number One Riverside Floor 2 Smith Street Rochdale OL16 1XU	

Part 1 - Particulars of Application

Date of Application: 27 September 2024

Proposal:	Prior approval for the demolition of single storey modular building
Location:	Emerson Centre, Boardman Lane, Middleton, M24 4QA,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 21 November 2024

Melanie Hale
Head of Planning Services

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

DETERMINATION ON PROPOSAL TO DEMOLISH

Name and address for correspondence:	Applicant name:
Mr Andrew Stott Number One Riverside Floor 2 Smith Street Rochdale OL16 1XU	

Part 1 - Particulars of Application

Date of Application: 27 September 2024

Application No: 24/00950/DEM

Proposal:	Prior approval for the demolition of single storey modular building
Location:	Emerson Centre, Boardman Lane, Middleton, M24 4QA,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **Granted** for the carrying out of the works relating to the demolition and subsequent restoration of the site referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

Conditions and Reasons:

- 1 The demolition hereby approved shall be carried out in full accordance with the Method Statement for Demolition dated 20th September 2024 prepared by Stewart Winterbottom. The site shall thereafter be restored and maintained in accordance with the written statement received on 20th September 2024.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 2 No demolition works shall be carried out outside of the hours of Monday to Friday 08:00-18:00 and Saturdays 09:00 - 14:00. No works shall take place on Sundays and Bank Holidays.

Reason: In the interests of safeguarding residential properties from noise and disturbance in accordance with policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Date Decision Issued 21 November 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.

For the avoidance of doubt, this decision relates to the following list of plans and documents:

Completed application form dated 22 September 2024
Drawing 2005/001 Site Plan
HSG264 Refurb/Demo Asbestos Survey dated 19 July 2024
Copies of site notice dated 21 September 2024
Method Statement for Demolition of Emerson Centre dated 20 September 2024

INFORMATIVE:

Bats are a European Protected Species which are mobile in their habitats and can turn up in the most unlikely places. If bats are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker.