ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/00988/VRCON

Name and address for correspondence:	Applicant name:
Mr Alan Doherty Whittaker Design 169 St John Street Lees Oldham OL4 3DS England	Mr M Cowell

Part I - Particulars of Application

Date of Application: 1 September 2020

Proposal:	**Section 73 application to vary conditions 2 and 3 of planning permission 20/00500/FUL for amendments to external design and finishes, ,**
Location:	**561 Bury Road, Rochdale, OL11 4DQ**

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 (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 submitted plans 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 - Drawing no. 3822.6
- Existing Floors Plans and Elevations - Drawing no. 3822.2
- Existing and Proposed Roof Plans - Drawing No. 3822.5
- Proposed Floor Plans and Elevations - Drawing No. 3822.8 Rev B

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The materials used in any external works shall be constructed in accordance with the submitted details and colour as shown on the Proposed Floor Plans and Elevations - dwg no 3822.8 Rev B and retained as such.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The use hereby permitted shall not be open to customers outside the following times: 09:00hrs to 17:00 hours Monday to Friday and 09:00hrs to 13:00hrs on Saturday.

Reason: In the interests of residential amenity and in accordance Core Strategy Policies DM1 and G9, saved UDP Policy S/6 and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 27 November 2020



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Signed on behalf of the Council

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 a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. 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. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

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.

Advertisements

The display of advertisements on the shopfront is likely to require advertisement consent which should form a separate application to any planning application. Please contact the Development Management service for further information on applications for advertisement consent should assistance be required. Any proposed signage and means of illumination would be expected to be suitable for the setting and proportionate in number and scale of advertisements.