

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01193/FUL

Name and address for correspondence:	Applicant name:
Mr Joseph Smith Avison Young Norfolk House 7 Norfolk Street Manchester M2 1DW	Sloane And Pirkis LLP

Part I - Particulars of Application

Date of Application: 28 September 2022

Proposal:	Change of use from car park (Use Class: sui generis) to open storage (Use Class: B8) and change of use of Unit 2 from call centre (Use Class E(c)) to general industrial and storage (Use Class B2 and B8).
Location:	Unit 2 Stakehill Lane And Land Between Bentley Avenue And Finlan Road, Stakehill Industrial Estate, Middleton ,

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 the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

- Land Use and Block Plan, received by the Council 5th December 2022.
- Proposed GA Floor Plan, Unit 2, Dwg No 2 Rev A, received by the Council 17th October 2022.

- Unit 2: General Arrangement Floor Plan - Dwg No 2 Rev A, received by the Council 28th September 2022.

and the development shall be carried out in 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 B8 use hereby approved shall not operate except within the hours of 07:00-19:00 Monday to Friday and 09:00-18:00 on Saturday and Sunday and not on Bank Holidays.

Reason: In the interests of visual and neighbour amenity P3, G9 and DM1 of the Core Strategy, and the National Planning Policy Framework.

- 4 No external lighting shall be installed on the approved B2 and B8 uses, or within the car parking areas of the B2 use, unless and until a detailed scheme of lighting design has first been submitted to and approved in writing by the local planning authority. The scheme shall include the position and height on the building, luminance, angle of installation, hours of luminance and any hoods to be fixed to the lights. The external lighting shall be installed in complete accordance with the approved scheme and shall be retained as such thereafter.

Reason: In the interests of visual and neighbour amenity P3, G9 and DM1 of the Core Strategy, and the National Planning Policy Framework.

- 5 The B8 use hereby approved shall not commence until a detailed site layout plan has first been submitted to and approved in writing by the local planning authority. The scheme shall include the positions and heights of the storage, including use and details of access and parking. The open storage shall be carried out in complete accordance with the approved scheme and shall be retained as such thereafter.

Reason: In the interests of visual and neighbour amenity P3 and DM1 of the Core Strategy, and the National Planning Policy Framework.

- 6 No vehicles (other than the parking of vehicles necessary to carry out the approved use) or waste products shall be stored within any of the external service yards hereby approved.

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

Procedure Statement:

Date Decision Issued 3 January 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.