

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01257/FUL

Name and address for correspondence:	Applicant name:
YVONNE BENNETT Rochdale BC COMMUNITY SAFETY NO ONE RIVERSIDE SMITH ST ROCHDALE OL16 1XU United Kingdom	Rochdale B.C. Community Safety ROCHDALE B.C.

Part I - Particulars of Application

Date of 5 October 2022
Application:

Proposal:	Erection of 1 x 2 metre high vehicle access free standing alleygate to side of 929 Manchester Road
Location:	923 - 929 Manchester Road, Rochdale, OL11 2TR

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:-
 - '2m High Double Gate and Fence' received by the Council 26th September 2022
 - 'Location Plan' - received by the Council 26th September 2022
 - 'Site Plan' - received by the Council 26th 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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the 'Design and Access Statement' and as per annotated within drawing '2m High Double Gate and Fence', both received by the Council 26th September 2022

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.

Procedure Statement:

Date Decision Issued 28 November 2022

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.

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.