

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: 24/00470/DEM

Name and address for correspondence:	Applicant name:
Mr Vincent Kelly Lubek Developments 7 Nutbank Lane Middleton M9 6BH	Mr Vincent Kelly

Part 1 - Particulars of Application

Date of Application: 23 May 2024

Proposal:	Prior approval for demolition of bowling club premises
Location:	Tonge Social And Bowling Club, Kenyon Lane, Middleton, M24 2DQ,

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 20 June 2024

Melanie Hale
Head of Planning Services

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

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DETERMINATION ON PROPOSAL TO DEMOLISH

Name and address for correspondence:	Applicant name:
Mr Vincent Kelly Lubek Developments 7 Nutbank Lane Middleton M9 6BH	Mr Vincent Kelly

Part 1 - Particulars of Application

Date of Application: 23 May 2024

Application No: 24/00470/DEM

Proposal:	Prior approval for demolition of bowling club premises
Location:	Tonge Social And Bowling Club, Kenyon Lane, Middleton, M24 2DQ,

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 **Refused** 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 reasons.

Reasons:

- 1 The applicant has failed to carry out a comprehensive bat survey of the building to be demolished. Bats are protected species under the Wildlife and Countryside Act. Regulation 9 of the Conservation of Habitats and Species Regulation 2017 requires a LPA to exercise their functions as a competent body, including part 1 of the WCA 1981 which states that it is an offence to intentionally or recklessly destroy a building which contains a protected species as identified under Schedule 5. In the absence of such information, it cannot be conclusively determined that the proposals would not cause harm to this protected species. Additionally, no details have been provided as to how the site will be remediated and restored following demolition and as such there is little confidence that the site would be left in a way such that it would contribute positively to the quality of place contrary to the requirements of the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued

20 June 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.

This decision relates to the following plans:

- Method Statement (Lubek Developments)
- Location Plan