ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00436/FUL

Name and address for correspondence:	Applicant name:
Stephen Hague 3 Harrow Avenue Rochdale OL11 4DS	Mr M Razaq

Part I - Particulars of Application

Date of Application: 3 May 2019

Proposal:	**Change of use from retail shop (Class A1) to taxi booking office (Sui Generis) -Resubmission of 18/00989/FUL**
Location:	**848 Manchester Road, Castleton North, Rochdale, OL11 2SP**

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:

- Location Plan 1:1250
- Site Plan
- Existing Plans - DWG No 848/R/2
- Proposed Plans - DWG No 848/R/1

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The taxi Booking office hereby permitted shall only be open between the hours of 08:00-22:00 Monday to Saturdays and between the hours of 08:00-20:00 Sundays and Bank Holidays.

Reason: In the interest of amenity in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 No part of the development shall be occupied until an acoustic report, to demonstrate that the materials to be used on the ceiling achieve a sound reduction index to a minimum of 50 dB(A)Rw, has been submitted to and approved in writing by the Local Authority. The development shall be carried out in accordance with the acoustic report. The development shall not be occupied until a verification report to demonstrate that the sound reduction levels have been achieved has been submitted to and approved in writing by the local planning authority. The sound reduction measures shall be retained as such thereafter unless an alternative sound reduction treatment scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the living conditions of neighbouring residents and to prevent nuisance arising in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Planning and Licensing Committee attached significant weight to bringing a vacant unit back into use and considered that conditions would prevent harm arising to adjoining residents. The proposal, overall is therefore considered to 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.

Date Decision Issued 15 August 2019



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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 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.

INFORMATIVE:
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries

for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:
A separate application for advert consent would be required to be submitted to the Council for the display of advertisements on the property.