



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01040/FUL

Name and address for correspondence:	Applicant name:
Mr Ben Coates Proquant Estimating Beechwood Court Alder Court Tytherington Business Park Macclesfield SK10 2XG United Kingdom	Mrs Dawn Jackson

Part I - Particulars of Application

Date of Application: 18 October 2023

Proposal:	Change of use and conversion from dance studio and one dwelling to 6 apartments and one dwelling including the reinstatement of window openings on north and south elevations, and additional door on the east elevation and the installation of rooflights on the east and west elevations.,
Location:	J D Dance Club , 180 Whitehall Street, Rochdale, OL12 0RZ

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
Received 17th October 2023

Block Plan
Received 18th October 2023

Drawing No: 57714_3 Rev 4 - Proposed Floor Plans & Roof Plan
Drawing No: 57714_3 Rev 4 - Proposed Elevations
Drawing No: 57714_3 Rev 4 - Proposed Elevations [Officer Note: showing sections]

Drawing No: 57714_3 Rev 4 - Proposed Floor Plans [Apartments 1 & 2]
Drawing No: 57714_3 Rev 4 - Proposed Floor Plans [Apartments 3 & 4]
Drawing No: 57714_3 Rev 4 - Proposed Floor Plans [Apartments 5 & 6]
Received 14th February 2024

and the development shall be carried out in accordance with the approved drawings.

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

- 3 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows (including roof lights which shall be conservation style and set flush with the roof slope), external doors and detailed design of the windows, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. Windows shall be timber or aluminium. The timber door shall be retained and upgraded. The windows and door shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No development shall commence until a copy of the structural engineers report and recommendations have been submitted to, and approved in writing by, the local planning authority.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The dwellings hereby approved shall not be occupied until such time as the proposed bin storage area as indicated on the plans hereby approved has been provided and made available for use. The facility shall thereafter be retained for its intended purpose.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No dwelling hereby permitted shall be occupied until the bicycle parking facility for the building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy T2 of the adopted Rochdale Core Strategy.

- 7 No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance

with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The landscaping strip to the front of the site shall be retained. Any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In order to ensure the satisfactory retention of landscaping in accordance with Policy G6 of the adopted Core Strategy.

- 10 No development shall commence until a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified development to go ahead has been submitted to, and approved in writing by, the local planning authority.

Reason: to ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy.

- 11 No development shall commencement until an external lighting plan has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: to ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy.

- 12 No development (including demolition or preparatory works) shall commence until details of measures to enhance biodiversity at the site and to provide a net gain for biodiversity, has been submitted to, and approved in writing by, the local planning authority. The biodiversity enhancements shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to secure biodiversity enhancement in the long term. This accords with Paragraph 181 of the NPPF and Policy G7 of the Rochdale Core Strategy.

Procedure Statement:

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 26 February 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.

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:

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.