ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 20/01416/DOC
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Date: 25 November 2020

Mr Craig Welsh
Studio KMA
4 Cromwell Court
Brunswick Street
Oldham
OL1 1ET
UK

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01416/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 4 (details of bin store) and 5 (details of bike store) on planning permission 19/00211/FUL**
Location:	**Freemasons Arms , 17 Market Place, Heywood, OL10 1LA**

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

4 No part of the development shall be occupied until such time as full details of the construction and design of the refuse recycling/bin store as indicated on drawing ref. T787 - Proposed Lower Ground Floor Plan Rev. A have been submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall be provided and made available for use before the first occupation of any part of the development and the approved facility retained thereafter.

Reason: In the interests of ensuring the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

The details of the proposed bin storage as shown on drawing ref. AL_20_011 Rev. A 'Bin & Bike Stores and Parking Bays' dated 12.11.20 are approved. To comply with the requirements of the condition, the development shall not be carried out other than in accordance with these details.

5 No part of the development shall be occupied until such time as full details of the construction and design of the secure bicycle store indicated on drawing ref. T787 - Proposed Lower Ground Floor Plan Rev. A have been submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall be provided and made available for use before the first occupation of any part of the development and the approved facility retained thereafter.

Reason: In the interests of encouraging sustainable travel and in the interests of visual amenity in accordance with Policies T2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The details of the proposed bicycle parking storage facilities as shown on drawing ref. AL_20_011 Rev. A 'Bin & Bike Stores and Parking Bays' dated 12.11.20 are approved. To comply with the requirements of the condition, the development shall not be carried out other than in accordance with these details.

Yours faithfully,



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Signed on behalf of the Council