ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01111/AM

Name and address for correspondence:	Applicant name:
Kimberley Jarvis The Harris Partnership Carvers Warehouse 77 Dale St Manchester M1 2HG	Mr Stuart Parks

Part I - Particulars of Application

Date of Application: 28 September 2020

Proposal:	**Section 73 application for a minor material amendment to planning permission 19/01013/FUL relating to the addition of an external lobby, increasing the area of extension from 325.8m2 to 344m2, including extension of the canopy**
Location:	**Aldi , Kemp Street, Middleton, M24 4FH**

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 (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 submitted plans subject to the following condition(s):

Conditions and Reasons:

1 The development must be begun not later than 26th February 2023

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 / documents:-

- 2667BOL - 100 Rev. B Location Plan
- 2667BOL - 101 Rev. B Existing Site Plan
- 2667BOL - 103 Existing GA Plan
- 2667/BOL - Rev. E Proposed Site Plan (Amended Plan Received 16.11.

- 2667/BOL - 104 Rev. B Proposed GA Plan
- 2667BOL - 105 Existing Elevations
- 2667BOL - 106 Proposed Elevations Rev. C (Amended Plan Received 16.10.20)
- 2667BOL - 107 Rev. A Existing Roof Plan
- 2667/BOL - 108 Rev. B Proposed Roof Plan
- 2667BOL - 109 Rev. A Proposed Boundary Treatment Plan
- SEM1160/E06 Rev. T2 Proposed External Services Layout
- Holophane Factor and Factor Small Lighting Specification Brochure

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

3 Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. In the event of surface water discharging to sewerage, the rate of discharge shall be restricted to the lowest possible rate; the flow rate shall be agreed with the Local Planning Authority and United Utilities; and foul & surface water system shall be separate and only combined at the site's final outfall manhole. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of works and a scheme therefore needs to be agreed in advance of the same.

4 No part of the development shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made fully available for use. The arrangements shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No part of the development shall be occupied until such time as the proposed bicycle stands as indicated on drawing no. 2667BOL - 102 Rev. E (Proposed Site Plan - received 16.11.20) have been installed in accordance with the approved details and made available for use. The installations shall thereafter be retained for their intended purpose.

Reason: In the interests of providing safe and secure cycle parking facilities in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 No part of the development shall be occupied until such time as the external lighting for the site has been installed and made available for use in accordance with the submitted external lighting plan by SEM Technology ref. SEM1160/E06 Rev. T2, dated 21.09.20. The duly installed external lighting shall be retained and maintained in accordance with the approved details thereafter.

Reason: In the interests of providing a safe and secure site and in the interests of visual amenity and preventing nuisance arising in accordance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

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.

Date Decision Issued 17 November 2020



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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 a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. 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. Property specific summary information on coal mining can be obtained from The Coal Authority 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.