

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00332/FUL

|                                                                               |                      |
|-------------------------------------------------------------------------------|----------------------|
| Name and address for correspondence:                                          | Applicant name:      |
| Mr Kelly<br>Solid Void<br>16 Woolfenden Way<br>Wardle<br>Rochdale<br>OL12 9SS | Ms Sophia Richardson |

### Part I - Particulars of Application

Date of Application: 3 May 2023

|                  |                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Change of use from car showroom (sui generis) to Use Class B8 (storage and distribution) for balloon/party events</b> |
| <b>Location:</b> | <b>Riverside Motors, Unit 5 , Todmorden Road, Littleborough, Rochdale, OL15 9EG</b>                                      |

### 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 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No: RIE-SVA-ZZ-ZZ-DR-A-2000 Rev B - Existing Site and Location Plans  
Drawing No: RIE-SVA-ZZ-ZZ-DR-A-2001 Rev B - Proposed Site and Location Plans  
Drawing No: RIE-SVA-ZZ-ZZ-DR-A-2005 Rev A - Proposed Floor Plan  
Received 27th July 2023

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 The use of the unit hereby permitted shall only take place between the following hours:

Monday-Saturday - 06h00 to 22h00  
Sundays and Bank holidays - 08h00 to 20h00

Reason: In the interest of the amenity of adjacent residential uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 4 The unit hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 5 No external plant terminal or associated equipment shall be installed on the units hereby approved until details of the design, external appearance, position and specification are submitted to and approved in writing by the Local Planning Authority prior to installation. The external plant terminals and associated equipment shall be installed in accordance with the approved details and thereafter retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to prevent nuisance arising in accordance with policies P3 and G9 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 6 No display or storage of goods, materials, plant, machinery or equipment shall take place outside of the building hereby approved at any time.

Reason: To ensure that goods and other items are not stored in parking spaces and do not obstruct turning or manoeuvring areas in the interests of highway safety and in the interests of visual amenity to accord with policies T2 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

#### **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 11 August 2023

Daniela Ripa  
Interim 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](http://www.groundstability.com).

INFROMATIVE:

The applicant is advised that the site is located within Flood Zone 3 and that Condition 5 of planning permission 21/01362/FUL required mitigation measures to be implemented within 6 months of the date of the decision. The mitigation measures were to include emergency evacuation, including signing up to flood warnings. The emergency evacuation plan should be made available to existing and future tenants and it is also recommended that existing and future tenants sign up to flood warnings via the Environment Agency Flood Information Service.