

Town and Country Planning Act 1990 as amended by Section 13 Planning and
Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as
amended)

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00898/DEM

Name and address for correspondence:	Applicant name:
Mr Andrew Stott RBC Floor 2 Number One Riverside Smith Street Rochdale OL16 1XU	Mr Andrew Stott

Part 1 - Particulars of Application

Date of Application: 6 September 2023

Proposal:	Application for prior approval to demolish medical centre
Location:	Queens Drive Medical Centre, Queens Drive, Rochdale, OL11 2NP,

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 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 4 October 2023

Daniela Ripa
Interim Head of Planning Services



Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

DETERMINATION ON PROPOSAL TO DEMOLISH

Name and address for correspondence:	Applicant name:
Mr Andrew Stott RBC Floor 2 Number One Riverside Smith Street Rochdale OL16 1XU	Mr Andrew Stott

Part 1 - Particulars of Application

Date of Application: 6 September 2023

Application No: 23/00898/DEM

Proposal:	Application for prior approval to demolish medical centre
Location:	Queens Drive Medical Centre, Queens Drive, Rochdale, OL11 2NP,

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 that permission has been **Granted** for the carrying out of the works relating to the demolition and subsequent restoration of the site referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

Conditions and Reasons:

- 1 The demolition hereby approved shall be carried out in full accordance with the Method Statement for Demolition, prepared by Winterburns of Rochdale Ltd. The site shall thereafter be restored and maintained in accordance with the written statement received by the Council 11th September 2023.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 4 October 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.

For the avoidance of doubt, this decision relates to the following list of plans and documents:

Site Plan - A1//001

Location Plan - AL//002

Site Plan - A1//003

Method Statement for Demolition, prepared by Winterburns of Rochdale Ltd

PRELIMINARY ROOST ASSESSMENT prepared by Apex Ecology September 2023

Bats are a European Protected Species which are mobile in their habitats and can turn up in the most unlikely places. If bats are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker.