

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: 23/01059/DEM

|                                                                                                       |                  |
|-------------------------------------------------------------------------------------------------------|------------------|
| Name and address for correspondence:                                                                  | Applicant name:  |
| Mr Andrew Bayley<br>Poole Dick Associates<br>Unit C1<br>Waterfold Business Park<br>Heywood<br>BL9 7BR | Mr Andrew Bayley |

### Part 1 - Particulars of Application

Date of Application: 27 September 2023

|                  |                                                                           |
|------------------|---------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Application for prior approval to demolish three storey building ,</b> |
| <b>Location:</b> | <b>Pit Stop , High Street, Rochdale, OL12 0NS</b>                         |

### 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 26 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 Bayley<br>Unit C1<br>Waterfold Business Park<br>Heywood<br>BL9 7BR | Mr Andrew Bayley |

### Part 1 - Particulars of Application

Date of Application: 27 September 2023

Application No: 23/01059/DEM

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| <b>Proposal:</b> | <b>Application for prior approval to demolish three storey building ,</b> |
| <b>Location:</b> | <b>Pit Stop , High Street, Rochdale, OL12 0NS</b>                         |

### 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 by J Freeley Ltd, Rev: 0 (11/10/2023). The site shall thereafter be restored and maintained in accordance with the written statement received by the Council 11th October 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.

- 2 Following the completion of the demolition works hereby approved, the site shall be top soiled and seeded as detailed in the application form.

Reason: to ensure the site is restored following the demolition in the interests of amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 No demolition works shall be carried out outside of the hours of Monday to Friday 08:00-18:00 and no works shall take place on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of safeguarding residential properties from noise and disturbance in accordance with policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Date Decision Issued 26 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:

Location Plan

Method Statement for Demolition by J Freeley Ltd, Rev: 0 (11/10/2023)

Demolition Survey Report - Health and Safety / Asbestos Section, by Rochdale Boroughwide Housing, report ref: PITSTOP/., date: 15th August 2023

Preliminary Ecological Appraisal and Preliminary Roost Assessment by arbtech, date: 31/08/2023

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.

The applicant is advised that it is an offence under the Highways Act to allow materials to be deposited on the highway from uncleaned or badly loaded vehicles. The applicant should therefore ensure that adequate measures are in place to prevent mud etc being deposited on the surrounding highway network.