

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00267/FUL

Name and address for correspondence:	Applicant name:
Mr Patrick Chiu ISG Ltd 7th Floor, Aldgate House 33 Aldgate High Street London EC3N 1AG	Barclays Bank plc

Part I - Particulars of Application

Date of 11 April 2023
Application:

Proposal:	Works to decommission bank. External works to remove signage, transaction points, and security cameras; corresponding repairs to elevations. Internal works to remove counters and partitions at ground floor
Location:	2 L/CPL Stephen Shaw M.C. Way, Heywood OL10 LN

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 This consent relates to the following plans and documents:-

Location Plan
Basement Layout As Existing Closure 2023 BY108536_301 RevA
First Floor Layout As Existing Closure 2023 BY108536_303 RevA
Front Elevation As Existing Closure 2023 BY108536_321 Rev A

Ground Floor Layout As Existing Closure 2023 BY108536_302 Rev A
South East Side Elevation As Existing Closure 2023 BY108536_302 Rev A
West Side Elevation As Existing Closure 2023 BY108536_322
Basement Layout As Proposed Closure 2023 BY108536_311
First Floor Layout As Proposed Closure 2023 BY108536_313
Front Elevation As Proposed Closure 2023 BY108536_331
Ground Floor Layout As Proposed Closure 2023 BY108536_312
South East Side Elevation As Proposed Closure 2023 BY108536_033
West Side Elevation As Proposed Closure 2023 BY108536_332

and the works shall be carried out in accordance with these drawings and documents hereby approved otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 3 No development shall take place (including any site clearance or preparation works) until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. hours of construction, including construction deliveries and;

The duly approved CMS shall be adhered to throughout the construction period. The development shall be carried out in accordance with the approved method statement.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: The proposal requires removal of external features an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents

- 4 No development shall commence until the following details relating to the repair/replacement of any exterior stone are submitted to and approved in writing by the LPA:

- a. Photographs of all replacement stone; stone should be chosen to match the existing sandstone in type, appearance, texture and density.
- b. The geographical location of the quarry of any new stone; all stone should be locally sourced.
- c. The recipe and a photographic sample of any repair mortar; all mortar should be lime-based.

The development shall be carried out in accordance with the approved details.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The proposal require works to the exterior of the building and a method statement is required to be agreed upon before any works take place.

- 5 No works to the sealing of the night safe shall commence until a method statement is submitted to and approved in writing by the LPA (for the avoidance of doubt the night safe plate shall not be removed). All works should ensure that the night safe plate and

it surroundings will not be visibly altered upon the completion of works. This statement should provide measures ensuring the careful removal and replacement of the plate throughout the course of sealing the aperture. Any materials to be instated as part of this process should be explicitly specified within this statement; all materials should be chosen to match those existing with respect to appearance and type. The development shall be carried out in accordance with the approved method statement.

Reason: In the interest of amenity and in compliance with policy 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 15 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.