

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01279/FUL

Name and address for correspondence:	Applicant name:
Mr Daniel Llado TDM Architectural Ltd 538 ROCHDALE ROAD ROYTON OLDHAM MANCHESTER OL2 6SF United Kingdom	MR RICHARD TRACZ

Part I - Particulars of Application

Date of Application: 24 March 2023

Proposal:	Change of use from Bingo Hall to Indoor Sports Complex/Gym with retention of existing bar/restaurant facilities
Location:	Mecca Bingo , Smith Street, Rochdale, OL16 1YH

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 permission relates to the following plans:-

Location Plan received 12/01/2023

Bin Store received 16/01/2023

Drawing No: PL01 - Proposed GF Plan received 22/02/2023

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 Unitary Development Plan and the National Planning Policy Framework.

- 3 Prior to the commencement of development, details of the following shall be submitted to and approved in writing by the Local Planning Authority:-

- (i) A Flood Warning and Emergency Response Plan
- (ii) Information on the materials measures to be undertaken by the Developer in re-developing the building with specific reference to any measures suggested in Section 6 - Flood Protection measures indicated in the Flood Risk Assessment by RIDA dated Feb 2023, reference 486 FRA-001.

Reason: To promote sustainable development, and to manage the risk of flooding, in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Flood protection measures should be designed into the building alterations at the design stage, before building works is undertaken.

- 4 Prior to first occupation, a plan showing that the provision of secure cycle parking spaces can satisfactorily be provided on site shall be submitted to, and approved in writing by, the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy T2 of the adopted Rochdale Core Strategy.

- 5 Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for an indoor sports complex/gym only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or the town centre in accordance with Policies C8, E1 and E2 of the adopted Core Strategy, Policies G/S/1 and S/5 of the saved UDP, the NPPF and the Rochdale Town Centre East Area Framework SPD.

- 7 No development shall commence on site until measures to achieve Secured by Design accreditation for the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Greater Manchester Police. Such measures shall include but not limited to: lockers for users of the sports facility; tidying of landscaping; access controls and controlling access into and within the building, visitor entry systems, CCTV, lighting etc in line with the recommendations in paragraph 3.3 of the Crime Impact Statement by Greater Manchester Police, Version

A: 2nd May 2023, Reference 2023/0147/CIS/01. Development shall be constructed in accordance with the approved details and retained as approved at all times thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy DM1 of the Core Strategy and the NPPF.

Reason for pre-commencement condition: Crime prevention measures should be designed into the building alterations before the building is occupied to reduce opportunities for crime and fear of crime.

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 23 June 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 applicant is advised that the display of any signage would be the subject of separate advertisement consent.