

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01399/FUL

|                                                                                            |                                    |
|--------------------------------------------------------------------------------------------|------------------------------------|
| Name and address for correspondence:                                                       | Applicant name:                    |
| Mr Philip Bowdler<br>Alpha six ltd<br>Premier House<br>Longford St.<br>Heywood<br>OL10 4NH | Mr Philip Bowdler<br>Alpha Six Ltd |

### Part I - Particulars of Application

Date of                      13 December 2022  
Application:

|                  |                                                                                  |
|------------------|----------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Change of use of part of first floor to 1no' bedroom flat - Retrospective</b> |
| <b>Location:</b> | <b>Premier House, Longford Street, Heywood, OL10 4NH</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        This permission relates to the following plans:

Location Plan  
Existing Plans and Elevations - 100 Rev A  
Proposed Plans and Elevations - 101 Rev B received 17/01/2023

and the development shall be carried out in 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 Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

- 3 No part of the development shall be occupied until such time as details for the design of refuse/ bin store have been submitted to and approved in writing by the Local Planning Authority. The duly approved store shall be installed in complete accordance and made available for use prior to the approved development first being brought into use.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with Policy P3 of the Rochdale Core Strategy and 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            7 February 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 supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact [environmental.management@rochdale.gov.uk](mailto:environmental.management@rochdale.gov.uk) for a quotation for your development.