ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/00986/FUL

Name and address for correspondence:	Applicant name:
Andrew Mitchell RGP Architects 105 Manchester Road Bury BL9 0TD	Mr DawesQuatchem Ltd

Part I - Particulars of Application

Date of Application: 16 September 2020

Proposal:	**Erection of an extension to an industrial building for Use Class B2 (General Industrial), Use Class B8 (Storage), Use Class B1 (Office & Lab), alterations to existing front and side elevation to form new visitor entrance and new car park to front with 2.4m high perimeter fence**
Location:	**Quatchem Ltd, 1 - 4 Sandfield Industrial Park, Dodgson Street, Rochdale, OL16 5SJ**

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 information:-

- Location Plan 1:1250
- Proposed site plan
- Proposed ground floor plan

- Proposed mezzanine pan
- Proposed elevation
- Existing site plan
- Existing mezzanine plan
- Existing elevations
- Existing ground floor plan

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 The materials used in the construction of the exterior of the extension hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The fencing, doors and door and window frames hereby approved shall be colour treated to match the existing as specified at Question 7 of the application form upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 The development shall be carried out in complete accordance with the submitted plan titled 'Proposed Drainage scheme GA' by BoothKing Ltd, Dwg Ref '1391-BKP-V1-DR-S-0500'. The duly approved scheme shall be retained as such and maintained and managed in accordance with the 'Drainage Maintenance' document submitted referenced '10668 / 02.03' and dated 10th December 2020 thereafter.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The car parking area shall be constructed and marked out in accordance with the approved details shown on 'Proposed Site Plan' (drawing no. 11007.PL06.A) and shall be made available for use before the development is first occupied and retained thereafter for the parking and manoeuvring of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of hardstanding areas and to ensure the suitable disposal of surface water in order to comply with policy T2 of the adopted Rochdale Core Strategy and the requirements of 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 14 December 2020



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Signed on behalf of the Council

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:
This application does not provide consent to the storing of Hazardous Substances within the approved extension. If the intention of the applicant is to store Hazardous Substances in the approved extension then a separate application under the Hazardous Substances Regulations would need to be submitted and approved by the Council.

INFORMATIVE:
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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 for a quotation for your development.