



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:
Miss Sally Riley Redrow Homes Ltd 14 Eaton Avenue Matrix Office Park Buckshaw Village PR7 7NA	Miss Sally Riley Redrow Homes Ltd

Part 1 - Particulars of Application

Date of Application: 26 October 2022

Application No: 22/01388/DEM

Proposal:	Prior approval for demolition of main building and curtilage buildings
Location:	All In One Garden Centre, Rochdale Road, Middleton, M24 2RB

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 Demolition Method Statement - Revision 003 - Issue Date 28.11.2022. The site shall thereafter be restored and maintained in accordance with the written statement received on 19th August 2022.

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. No works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and agreed in writing by the local planning authority.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 17 January 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:

Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following documents and drawings :-

- Location Plan – Drawing no. 4348-LP-001
- Demolition Method Statement - Revision 003 - Issue Date 28.11.2022
- Restoration Plan – Drawing no. 2328-RP-001
- Bat Nocturnal Surveys and Static Detector Deployment – Ref P.1172.19 – dated October 2022