ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01227/FUL

Name and address for correspondence:	Applicant name:
Ian Tunnicliffe Ian Bridge Consultancy Limited Unit 3 Park Farm Technology Centre Akeman Street Kirtlington OX2 9QU	Mr Bill Williams ER Williams (Painting Contractors) Ltd

Part I - Particulars of Application

Date of Application: 17 December 2020

Proposal:	**Subdivision of existing unit into two units and alterations to front elevation to include change of existing single window into a doorway, single doorway into a double window at ground floor and installation of single window at first floor**
Location:	**Unit 4B And 4C, Buckley Road Industrial Estate, Buckley Road, Rochdale**

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 and details:-
Location Plan - Drawing no. A116 Rev P1
Existing & Proposed Block Plan - Drawing no. A117 Rev P1
Existing Ground & Mezzanine Floors - Drawing no. A101 Rev P2

Existing & Proposed Elevations - Drawing no. A113 Rev P2
Propsoed Ground Floor Layout - Drawing no. A102 Rev P2
Proposed Mezzanine Layout - Drawing no. A103 P2

and the development shall be carried out in complete accordance with these drawings and details 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 The materials used in the new windows and doors shall match those of the existing building in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 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 22 January 2021



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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:
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.