



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01226/FUL

Name and address for correspondence:	Applicant name:
Mr Alan Kinder A V Town Planning Ltd Unit 3 31-33 Kenyon Road Lomeshaye Nelson BB9 5SZ	Steadplan Ltd

Part I - Particulars of Application

Date of Application: 19 April 2024

Proposal:	Change of use from a Storage and Warehouse unit (Use Class B8) to General Industrial use (Use Class B2) and HGV MOT Station (Sui Generis) (Retrospective)
Location:	Unit 13, Scotts Industrial Park, Fishwick Street, Rochdale, OL16 5NA,

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 This permission relates to the following plans:

Existing Floorplans. Drawing no: STE/03 Dwg 03

Proposed Floorplans. Drawing no: STE/03 Dwg 04

and the development shall be carried out in accordance with these drawings and documents 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.

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 21 June 2024

Melanie Hale
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:

Network Rail have provided guidance to the applicant. This will be emailed to the agent separately by the planning officer.