

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00328/FUL

Name and address for correspondence:	Applicant name:
Mr IAN STOTT AJ COCKER ASSOCIATES NEW CENTURY HOUSE 176 DRAKE STREET ROCHDALE OL16 1UP United Kingdom	Mr Andy Beswick Northern Accident Repair

Part 1 - Particulars of Application

Date of Application: 26 June 2024

Proposal:	Change of use from commercial, storage and distribution [Use Classes E(g) and B8] to vehicle/car body repair shop (Use Class B2), with associated works including installation of flues and erection of 2.4m high perimeter paladin fence
Location:	Smallbridge Business Park, Unit 7 , Riverside Drive, Rochdale, OL16 2SH

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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. Drawing number: N173-03
- Existing site plan. Drawing number: N173-05
- Existing elevations. Drawing number: N173-06
- Proposed site works. Drawing number: N173-002/B. Received by email on 11/03/2025
- Existing and Proposed fence details. Drawing number: N173-04/A. Received by email on 11/03/2025
- Proposed fit out. Drawing number: N173-01/B. Received by email on 11/03/2025
- Proposed elevations. Drawing number: N173-07/A. Received by email on 11/03/2025

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

- 3 Prior to first use of the development hereby approved, the biodiversity enhancement as recommended in section 9.7 of the submitted Preliminary Ecological Appraisal (prepared by Verity Webster, dated March 2024), shall be carried out in full and retained as such thereafter.

Reason: In order to ensure protected species are appropriately protected from the development and to accord with the requirements of policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

- 4 The recommendations made for measures during the construction process as submitted in pages 25 and 26 of the Preliminary Ecological Appraisal (prepared by Verity Webster, dated March 2024) shall be adhered at all times during the construction process unless first agreed in writing by the Local Planning Authority.

Reason: In order to ensure protected species are appropriately protected from the development and to accord with the requirements of policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

- 5 Prior to first use of the development, 12 replacement trees shall be planted within the application site. If the replacement trees are removed, dies, becomes severely damaged or seriously diseased within five years of planting, the trees shall be replaced by trees of a similar size and species.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The development hereby approved shall not be brought into use until such a time as the parking arrangement as shown on the approved plans have been made fully available. The parking spaces shall be kept available for parking at all times thereafter and shall not be used for the storage of materials, goods or bins.

Reason: In the interest of highways and pedestrian safety and in order to comply with the requirements of Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 The boundary treatment hereby approved shall be colour treated blue or black upon installation and shall be retained as such thereafter unless first agreed in writing by the Local Planning Authority.

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.

- 8 The flues hereby approved shall be colour treated galvanised steel upon installation and shall be retained as such thereafter unless first agreed in writing by the Local Planning Authority.

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.

- 9 The development hereby approved shall only operate between 08:00 and 18:00 on all days unless first agreed in writing by Local Planning Authority.

Reason: To protect the amenity of nearby occupants and in accordance with policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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 4 April 2025

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:

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). In the event that a bat is identified during the course of works, then works must cease and an ecologist should be contacted immediately. Before any work can proceed which may cause harm to bats, a License

will need to be obtained from Natural England derogating from the terms of the legislation protecting bats. The License application process is separate from any grant of planning permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted.