



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00297/FUL

Name and address for correspondence:	Applicant name:
Mr Tom Redpath Path Design Unit 5, 7 Wenlock Road London N1 7SL	Mr Ian Callaghan Krispy Kreme

Part I - Particulars of Application

Date of Application: 12 April 2023

Proposal:	Removal of window and opening enlarged for new main entrance door and side light 4no. existing small windows removed and openings enlarged to create 2no. new large windows, installation of HVAC condensers with enclosed fencing to the side of the building at low level Ventilation louvres installed to front and side of building gas flues installed to the side of the building at high level., Compactor enclosure to the forecourt in front of the building 2no. bike shelters for bikes and scooters and 1no. bike shelter for smokers to the side of the building.
Location:	Trans Pennine Trading Estate, Unit 6A , Gorrels Way, Rochdale, OL11 2PX

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 the development shall be carried out in accordance with these drawings hereby approved.

Location Plan

Existing Site Plan 801.P2.1

Proposed Site Plan 801.P2.2 Rev B

Existing Elevations 801.P3.1

Proposed Elevations 801.P3.2 Rev B

Compactor Enclosure 801.P4.1 Rev A

Compactor Enclosure 801.P4.2 Rev A

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 car parking and turning areas shown on the Proposed Site Plan 801.P2.2 Rev B shall be implemented prior to the carrying out of the external alterations hereby approved. The areas shall be retained as approved and shall not be used for any storage purposes.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 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 8 August 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:

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:

For the avoidance of doubt the signage plans submitted with this application do not form part of this application and have been applied for in a separate permission.