

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01178/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE ROCHDALE OL16 3BN	CURTIS HOWARTH

Part I - Particulars of Application

Date of Application: 11 November 2022

Proposal:	Change of use and conversion from dental laboratory (Use Class E) to beauty salon (Use Class E) at ground floor including conversion carport to additional salon room with a 2 bedroom apartment at first and second floors (Use Class C3, construction of elevation and installation of windows to front of carport
Location:	1 Hartley Street, Milnrow, OL16 3BB,

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:-

Site Location Plan

Existing & Proposed Block Plans. Drawing no: 22.2802.3

Existing Details. Drawing no: 22.2802.1B

and the development shall be carried out in complete 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 and the National Planning Policy Framework.

- 3 The existing slate shall be reused in the construction of the hereby approved development. All additional slate used in the construction of the hereby approved development shall match the existing slate in size, colour and texture.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 4 The stone used in the external works as detailed in the hereby approved plans shall match the existing stone in size, colour and texture.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 5 All new windows shall be of timber construction, and in accordance with the submitted plans 'Timber Window and Door Details (Drawing No. 22.2802.5)' and 'Proposed Details (Drawing no: 22.2802.2E)'. The windows and doors shall be retained and maintained as such thereafter.

Reason: To protect the significance of the listed building and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 6 All replacement rainwater goods shall be metal and finished in black to match the existing. The rainwater goods shall be retained as such thereafter.

Reason: To protect the significance of the listed building and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 7 The use hereby permitted shall only be open to customers between 09:00 hours and 18:00 hours on all days.

Reason: In the interests of residential amenity and in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, the commercial premises hereby approved shall only be used for uses falling within classes E(c) or E(g); and for no other purposes within Class E; of the above Order.

Reason: In the interests of amenity and highway safety in compliance with policies T2 and DM1 of the adopted Rochdale Core Strategy 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 8 April 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:

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.

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:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.