

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01218/FUL

Name and address for correspondence:	Applicant name:
Mr Darren Pomfret Manchester Building Design Ltd 8 Gas Street Hollingworth Hyde SK14 8JD	Mr Tariq Aziz

Part I - Particulars of Application

Date of Application: 5 December 2023

Proposal:	Change of use from public house (sui generis) to a cafe (class E) with the provision of a bin storage area to the rear and formation of a new exit door to the rear
Location:	1 Market Place, Middleton, M24 6UQ

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:

Location Plan
Existing and Proposed Plans and Elevations 84/23-01 Rev B

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 Notwithstanding any description in the application, the proposed new door to the rear elevation shall be timber and prior to its installation full product specifications for the new timber door at a scale of not less than 1:50, shall be submitted to and approved in writing by the Local Planning Authority. The door shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The bins should be stored as shown on 'Existing and Proposed Plans and Elevations 84/23-01 Rev B'.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 5 The development hereby approved shall not be operated outside the hours of 08:00-22:00 Monday to Sunday.

Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 13 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

1. No further external alterations are proposed as part of this application and if any external alterations are to take place they would need separate planning permission.
2. The current sign is unauthorised and separate advertisement consent is required for any new signage on the building.
3. Planning permission would be required for any flues or vents associated with the café.

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 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.