

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00703/VRCON

Name and address for correspondence:	Applicant name:
Mr Graham Adcock Adcock Associates Elta House Birmingham Road Stratford upon Avon CV37 0AQ	Motor Fuel Group Ltd

Part I - Particulars of Application

Date of Application: 13 August 2024

Proposal:	Application to vary condition 1 of planning permission 94/D30385 (Application to relax condition no. 5 on planning permission D23145 relating to Sunday trading hours) to revise the opening hours of the petrol filling station from 0600 to 2300 on any day and the retail food supermarket to 0700 to 2200 Monday to Saturday and 1000 to 1600 on Sundays,
Location:	Wm Morrison Supermarkets Plc, Petrol Filling Station , Kingsway, Rochdale, OL16 4AT

Part II - Particulars of decision

The Rochdale Metropolitan 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 submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 The following opening hours shall apply:
 - A) The retail food supermarket shall not be open for trade before 0700 hours nor after 2200 hours Monday to Saturday inclusive and shall not be open for trade or business before 10.00 hours nor after 1600 hours on Sundays.
 - B) The petrol filling station shall not be open for trade before 0600 hours nor after 2300 hours Monday to Sunday inclusive.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 2 No goods materials, waste products, containers or vehicle trailers shall be stored on land outside the buildings.

Reason: In the interests of visual amenity and to safeguard the amenities of residents in order to comply with the requirements of Policies G9, P3 and DM1 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 3 Noise emitted from the site shall not exceed 40dBA between 24:00 hours on any day as measured at any point on the southern and south western boundary of the site.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Within the carpark and immediately adjacent to the store, 25 parking spaces shall be provided with a minimum width of 3.6 metres and suitably signed for disabled people.

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, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 There shall be no vehicular access between the site and Witley Road except for emergency vehicles.

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, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 The Tannoy system shall only be used between the hours of 07:00 and 21:00 Monday-Sunday (including bank holidays).

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 7 Jet washing, car valeting and or hoovering facilities shall only be used between the hours of 08:00-21:00 Monday-Sunday (including bank holidays).

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 8 Deliveries of fuel shall only take place between the hours of 08:00-21:00 Monday to Sunday (including bank holidays).

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 11 November 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.