



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00376/FUL

Name and address for correspondence:	Applicant name:
Dawn Winterbottom Plans Drawn 4 Swallow Close Carrbrook Stalybridge SK15 3LU	Mr Tayyab AkhLaq

Part I - Particulars of Application

Date of 31 July 2024
Application:

Proposal:	Change of use from café/snack bar (Use Class e (b)) to a hot food takeaway (Sui Generis) and amalgamation of shops, with new shop frontages, roller security shutters together with alterations to fenestration on the rear elevation
Location:	303-305 Cutgate Shopping Precinct , Edenfield Road, Rochdale, OL11 5AQ

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 The permission relates to the following plans:

- o Location Plan - received 23/04/2024
- o Existing Site Plan - Drawing No. 20 received 17/07/2024

- o Proposed Site Plan - Drawing No. 30 received 31/07/2024
- o Existing Ground Floor Plan and Elevations - Drawing No. 01 received 23/05/2024
- o Proposed Floor Plans and Elevations - Drawing No. 21 received 17/07/2024

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

- 3 Notwithstanding the details shown on the approved plans, the development hereby approved shall not be brought into use until large scale details and specifications of the proposed roller security shutters, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The roller security shutters shall be installed in accordance with the approved details and retained thereafter.

Reason: In the interest of visual amenity and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the 'Guidelines & Standards for Hot Food Takeaway Uses' SPD, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 The hot food takeaway hereby approved shall not be open to customers outside of the hours 11:00 to 00:00 Monday to Sunday.

Reason: In the interests of residential amenity and to accord with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The development hereby approved shall not be brought into use until a Refuse Management Plan which details the storage and collection of refuse containers and the provision of waste bins within the vicinity of the site has been submitted to and approved in writing by the Local Planning Authority. The operation of the premises hereby approved shall be carried out in accordance with the Refuse Management Plan thereafter.

Reason: To prevent the build-up of litter on site and in the interest of visual amenity, in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the 'Guidelines & Standards for Hot Food Takeaway Uses' SPD.

- 6 The development hereby approved shall not be brought into use until details of a grease trap and the disposal of associated fats and grease has been submitted to and approved in writing by the Local Planning Authority. The grease trap shall be installed in accordance with the approved details and retained and maintained as such thereafter.

Reason: To promote the sustainable drainage of the site and to prevent damage to the surrounding sewer network and in accordance with Policy G8 of the adopted Rochdale Core Strategy, the 'Guidelines & Standards for Hot Food Takeaway Uses' SPD 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 13 November 2024

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 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.