



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01367/FUL

Name and address for correspondence:	Applicant name:
Mr Lewis Knight BNP Paribas Real Estate Portwall Place Portwall Lane Redcliff Bristol BS1 6NA	IONITY GmbH

Part I - Particulars of Application

Date of Application: 26 February 2024

Proposal:	Installation of electric vehicle charging hub/stations, alterations to car parking layout and other associated works.
Location:	Village Hotel And Leisure Club , Waterfold Business Park, Heywood, BL9 7BQ

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 documents:

Existing Site Elevations Layout 8312-POI-DRG-CIV-200014 Rev P04
Proposed Site Elevations Layout 312-POI-DRG-CIV-200015 Rev P05
Proposed Site Arrangement 8312-POI-DRG-CIV-200012 Rev P05
Red Line Boundary 8312-POI-DRG-CIV-200010 Rev P04

IONITY ELECTRIC VEHICLE CHARGING HOTEL MANCHESTER BURY RED LINE
BOUNDARY- 8312-POI-DRG-CIV-200010 Rev P04
General Typical Details 312-POI-DRG-CIV-200016 Rev P05
Planting Plan L1053L01
EV Bays and Equipment Area Plan - 8312-POI-DRG-CIV-200013 Rev P05
Tree Survey and Arboriculture Impact Assessment 24_5837_01_02

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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework

- 3 The tree protection measures of retained trees shall be undertaken in accordance with the Arboriculture Impact Assessment by Alexander N Barnes dated 4/12/2024 before any equipment, machinery or materials are brought on to the site. Such protection shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 and G7 of the Rochdale Core Strategy.

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 4 February 2025

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: £43.00 for householder applications and £145.00 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.