

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00645/FUL

Name and address for correspondence:	Applicant name:
Campbell Driver Partnership Capricorn Park Blakewater Road Blackburn BB1 5QR	Rochdale BC

Part I - Particulars of Application

Date of Application: 4 July 2023

Proposal:	Temporary permission for 5 years for the installation of additional flue above roof level, to west side of existing chimney tower
Location:	Rochdale Crematorium, Rochdale Cemetery, Bury Road, Rochdale, OL11 4DG

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 3 years beginning with the date of this decision.

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:-
 - Proposed elevations - 20.115 dwg no 101 F
 - Existing elevations - 20.115 dwg no 003 A
 - OS plan - 20.115 dwg no 001 Eand 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The flue hereby approved shall be removed from the building on or before five years from the date of this decision.

Reason: In accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework, the proposed flue is of a utilitarian appearance, which is harmful to the significance of the designated heritage asset and is only justifiable on a temporary basis.

- 4 The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and the Proposed elevations - 20.115 dwg no 101 F.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 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 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.