

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01171/FUL

Name and address for correspondence:	Applicant name:
Mr IAN STOTT AJ COCKER ASSOCIATES NEW CENTURY HOUSE 176 DRAKE STREET ROCHDALE OL16 1UP	Mr Imran Ali A ONE SECURITY & FM Ltd

Part I - Particulars of Application

Date of Application: 12 January 2024

Proposal:	Change of use of former nightclub to restaurant/takeaway at ground floor including installation of external flue and an access door to rear
Location:	8 South Parade, Rochdale, OL16 1LR,

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:

Drawing No: K234-05/A - Location Plan
Received 16th November 2023

Flood Risk Assessment by T J Booth Associates, Doc Ref: rep-tjb-A1S-8 south parade-FRA-011223.docx, Rev 0, Date Dec 2023
Received 8th December 2023

Drawing No: FA-23-0269-01 Rev B - Proposed Ventilation Arrangement

Appendix 3: Risk Assessment for Odour by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24
Ventilation Calculation by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24
Received 7th March 2024

Drawing No: K234-03/B - Proposed Layouts
Drawing No: K234-04/C - Proposed Layouts
Received 29th April 2024

and the development shall be carried out in accordance with the approved drawings.

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, PfE, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The premises shall not be used by visitors or members of the public outside the hours of 11:00 to 23:00 on Monday to Sunday or Bank Holidays.

Reason: In the interest of the amenity of adjacent residential uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No building or use hereby permitted shall be occupied or the use commenced until the extract/ventilation systems have been installed in accordance with the approved plans and specifications: Drawing No: FA-23-0269-01 Rev B - Proposed Ventilation Arrangement, Appendix 3: Risk Assessment for Odour by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24 and Ventilation Calculation by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24, received by the Local Planning Authority on 7th March 2024 including the details provided in the email dated 26th February 2024 from the applicant's agent. The mitigation measures shall be implemented. Thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy DM1 of the Core Strategy, the Councils SPD and the NPPF.

- 5 The development hereby permitted shall not be brought into use until the refuse and recycling storage has been provided in accordance with the plans hereby approved. The spaces shall be kept available for refuse and recycling at all times thereafter and the bins returned to their storage position.

Reason: In the interests of general amenity, to ensure the rear yard remains clear, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policies T2 and DM1 of the Rochdale Core Strategy.

- 6 Prior to the first use of the development hereby approved a Waste Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The Waste Strategy shall include, but not limited to, details of grease traps to be installed. Thereafter, the Waste Strategy shall be permanently retained and maintained in accordance with the approved details.

Reason: to prevent unwanted trade effluent entering the sewers and in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 A Flood Evacuation Plan as detailed within the Flood Risk Assessment by T J Booth Associates, Doc Ref: rep-tjb-A1S-8 south parade-FRA-011223.docx, Rev 0, Date Dec 2023, received by the Local Planning Authority on 8th December 2023 shall be produced. The Evacuation Plan shall be maintained in perpetuity for the lifetime of the development.

Reason: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy G8 of the Core Strategy, Policy JP-S4 of PfE and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for Class E(a), E(b), E(c) and E(g)(i) and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or town centre uses in accordance with Policies E1, DM1 and T2 of the adopted Core Strategy and the NPPF.

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 24 May 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:

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 site sits within Flood Zone 3, which is a designation for areas at the highest risk of flooding. The applicant should, as soon as reasonably possible, engage with emergency planning services to formulate a flood evacuation plan and sign up for early warning systems.

The applicant is advised that any signage proposed with the use will need separate advertisement consent. There is also the requirement to comply not only with the Advertisement Consent regulations, but also the prevailing theme and advertisement consent for the South Parade & Drake Street Property Improvement Scheme that was undertaken as part of the Partnership Schemes in Conservation Areas programme during the time for the Rochdale Heritage Action Zone.