

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01079/FUL

Name and address for correspondence:	Applicant name:
Mr Guy Brown Zeus Land And Architecture Ltd 18 St Albans Ave Skircoat Green Halifax HX3 0LZ	Mr Steve Parker

Part I - Particulars of Application

Date of Application: 1 December 2023

Proposal:	Change of use from brewery ancillary areas to form pub
Location:	Phoenix Brewery , Green Lane, Heywood, OL10 2EP

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:

- Location Plan
- 02 - Proposed Plans
- 04 - Proposed Elevations and Sections
- 05 Proposed Site Plan
- Crime Impact Statement

and the development shall be carried out in complete accordance with these 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 Prior to the implementation of any of the following elements of the approved development, full design details for all of these elements shall be submitted to and approved in writing by the Local Planning Authority:
- Drawings of infill glazing, including longitudinal and cross-sectional detailing to a scale no larger than 1:20, as well as materials, finishes, colours and details of fittings and means of opening.
 - Full details of internal floor materials and finishes to the new shop area, including increase in floor height and any edging materials.
 - Full design details (including facing materials and finishes) for the new entrance doorway into the shop area and of any new and replacement windows.

The development shall be carried out in accordance with the approved details, and these details must confirm that any new doors and windows will be of timber construction.

Reason: In order to ensure a satisfactory appearance and acceptable impact on the significance of the non-designated heritage asset and the Conservation Area, in accordance with Policies P1, P2, and P3 of the Rochdale Core Strategy 2016.

- 4 The operating hours of the pub hereby approved shall be limited to 11.00 to 23.00 on all days.

Reason: In the interest of preventing harmful disruption to nearby residents, in accordance with the amenity requirements of policy DM1 of the Rochdale Core Strategy 2016

- 5 The development shall be carried out in full accordance with the recommendations of the submitted Crime Impact Statement.

Reason: In the interest of reducing crime and protecting public safety, in accordance with policy P3 of the Rochdale Core Strategy 2016.

- 6 The pub premises hereby approved shall be operated solely in association with the brewery business occupying Phoenix Brewery (or any other brewery business operating from the premises in the future), and shall not be operated as a standalone pub business at any time.

Reason: In the interest of protecting the viability and vitality of the borough's existing town centres, in accordance with policy E1 of the Rochdale Core Strategy 2016.

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 27 March 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 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.

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.