ROCHDALE METROPOLITAN BOROUGH COUNCIL

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	1
Suffix	
Property name	
Address line 1	The Butts
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	OL16 1ES

Description of site location must be completed if postcode is not known:

Easting (x)	389714
Northing (y)	413433

Description

2. Applicant Details

Title	
First name	
Surname	Randall
Company name	
Address line 1	Wetherspoon House
Address line 2	Central Park
Address line 3	Reeds Cres
Town/city	Watford

2. Applicant Details

Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Simon
Surname	Ellis
Company name	Architect CT
Address line 1	Cypress House
Address line 2	3 Grove Ave
Address line 3	3 Grove Avenue
Town/city	Wilmslow
Country	United Kingdom
Postcode	SK9 5EG
Primary number	01625539911
Secondary number	
Fax number	
Email	simon.ellis@architect-ct.co.uk

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reconfiguration and change of use from Class A1 to Class A4 of corner retail unit to integrate with existing public house including changes to front and side shopfront elevations and internal alterations, together with alterations to beer garden and bin storage including removal of condenser yard/ bin store, re-positioned garden entrances and installation of new balustrade, fixed seating booths, smoking shelter and festoon lighting

Reference number

17/01034/FUL

Date of decision (date must be pre-application submission)	02/10/2018

Please state the condition number(s) to which this application relates

Condition number(s)

4. Description of the Proposal

4.
5.

Has the development already started? ○ Yes ◉ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? ◉ Yes ○ No

If Yes, please indicate which part of the condition your application relates to

4. No works to install the rear boundary treatment shall be undertaken until samples and/or full details of the proposed materials including rendered posts, glazing panels, gates and fixings have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out with materials to match the duly approved samples.
Reason: In the interests of preserving the character and appearance of the conservation area and the setting of designated and non-designated heritage assets in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

5. No works to remove the existing external ramp shall commence until such time as an Emergency Plan documenting the flood, fire and other risks to the site and the actions to be taken in the event of a flood warning being issued or other emergency alarm being raised has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the provisions of the duly approved Emergency Plan.
Reason: In order to appropriately mitigate flood, fire and other risks to users of the internal and external areas of the development in accordance with policy G8 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4: Rear Boundary Treatment

* Glazed balustrade glazing - Please see attached data sheet (doc17499920160624162031)
* Stainless steel fixing for the glazed balustrade system
* Mild steel gates to match art deco panels on the fixed seating
* Render - K Rend scraped texture - Champagne

Condition 5: Evacuation plan

* Please see the attached email for plan

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent
○ The applicant
○ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 25/01/2019