

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/01028/FUL

Applicant Mr Steve Collett Stonegate Group 3 Monkspath Hall Road Solihull B90 4SJ	Agent Mr Mark Clancy MAC Dsign Ltd 185 Roman Road Failsworth Manchester M35 9LP
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Part I - Particulars of Application

Proposal: External alterations comprising of alteration to fenestration on the rear elevation, removal of existing smoking shelter and replace with new black polycarb roof. Installation of new vent and air intake grill, new signage and internal alterations

Location: Globe Inn 218 Ramsden Road Wardle Rochdale OL12 9NU

Valid On: 9 October 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (6)**

- 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 The development shall be carried out in accordance with the following plans and documents hereby approved:-

- PROPOSED BAR DETAILS REV A
- PROPOSED PLAN REV B
- PROPOSED STRUCTURAL DETAILS REV B
- PROPOSED DOOR DETAILS REV B
- PROPOSED ELEVATIONS REV B
- SLATE SPECIFICATION
- GRILLE SPECIFICATION

- Email chain from Richard Smith to the Case Officer on 06/05/2026 at 13:46, Subject 'Re: The Globe, Rochdale I 25/01029/LBC & 25/01028/FUL'

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 proposed extraction grilles shall be as per the approved specification 'Cast Iron Air Brick Company'. The grilles shall be installed in accordance with the approved details and retained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 The proposed slate erected to the smoking shelter shall be Welsh Penryhn Country Slate in Heather Blue. The slates shall be installed in accordance with the approved details and retained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 The proposed doors shall be carried out in accordance with the approved Door Details drawing 'Proposed Door Details', pursuant to approved plans condition in Condition 2.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6 The methodology regarding the door details included in the email chain from Richard Smith to the Case Officer on 06/05/2026 at 13:46, Subject 'Re: The Globe, Rochdale I 25/01029/LBC & 25/01028/FUL' is approved. The development shall be carried out in accordance with the approved methodology.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Approval Reason(s) (1)

- 1 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 of Decision: 22/05/2026

Melanie Hale
Head of Planning

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in

accordance with the provision of Part IV of the Town and Country Planning Act 1990.

- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.