

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

APPLICATION REFERENCE: 24/00506/FUL

Applicant Mr Ajmal Dar (Pharmacy) Halifax Road Rochdale OL16 2NT	Agent Ian Stott (AJ Cocker Associates) 176 Drake Street Rochdale OL16 1UP
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Part I - Particulars of Application

Proposal: First floor extension to existing pharmacy to form additional storage space and alterations to fenestration and shop front
Location: Pharmacy Heybrook Corner Service Station Halifax Road Rochdale OL16 2NT
Valid On: 19 July 2024

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (4)**

- 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:-
 - Location Plan. Drawing number: D258-02
 - Existing Block Plan. Drawing number: D258-03
 - Proposed Block Plan. Drawing number: D258-04
 - Existing and Proposed. Drawing number: D258-100/D

- Existing Elevation (south west) and Proposed Elevation (south west).
Drawing number: D258-101

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance, securing a high quality form of development and to safeguard the setting of the adjacent Grade II Listed Building, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until full details (including product specifications) of the following have been submitted to and approved in writing by the Local Planning Authority:

- Sections and elevations at a scale of 1:20 (or similar) of the proposed windows and door;
- Details of materials, finishes, colour, and framing (including confirmation of timber or aluminium) for the proposed windows and door;
- Details of the proposed stone surrounds, including material, profile, depth, and method of fixing;
- Details of the treatment of the opening to be infilled, including materials and finish to match the existing wall.
- Details of metal rainwater goods.
- Details of eaves and ridge including elevation and cross-section drawings at a scale of no less than 1:50.

The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance, securing a high quality form of development and to safeguard the setting of the adjacent Grade II Listed Building, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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: 25/06/2026

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.

Your attention is drawn to the following (2)	
1	The applicant is reminded of their obligation under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent must be obtained prior any development work being undertaken.
2	The applicant is reminded of their obligations under the Town and Country Planning (Control of Advertisements) Regulations 2007. Advertisement Consent

	must be obtained prior to the installation of any signage or advertisements associated with the uses hereby approved.
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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>.