

Melanie Wrigley

From: Sharon Halliday [Sharon.Halliday@Rochdale.Gov.UK]
Sent: 15 June 2006 10:54
To: melanie.wrigley@mouchelparkman.com
Subject: Former Yelloways Site, off Smith Street, Rochdale
Attachments: Mouchelparkman.xls

With reference to your faxed letter on 11/05/06, firstly please accept my apologies for the delay in replying to your request for information.

The information you require, that I can provide, is as follows:

The site falls within Policy TC/16 – Development Sites, Riverside, Rochdale - under the current Unitary Development Plan (adopted 1999). It also falls within Policy S/1 – Rochdale Town Centre. A Replacement Development Plan is currently under review and details of this and current plan can be accessed through our web site at the following address:
<http://www.rochdale.gov.uk/Living/Housing.asp?URL=udp>. Alternatively you can contact our Strategic Planning Manager
Paul Simpson (tel: 01 706 924369 or email paul.simpson@rochdale.gov.uk)

I can confirm that there are no TPO's on the site area outlined on your attached plan.

I cannot confirm whether there are any sites of archaeological interest on the site or in the vicinity, however you may wish to contact our Listed Buildings and Conservation Officer, Mr David Morris (tel: 01706 924312 or email david.morris@rochdale.gov.uk).

I also cannot confirm if there is any history of mining or mineral extraction that may have taken place within 1km of the site, again you may wish to contact our Minerals and Waste Officer, Christine Bostock (tel: 01706 924312 or email christine.bostock@rochdale.gov.uk).

Attached is a spreadsheet which documents planning applications relating to this site since 1984 and gives the reason for refusal if this was the case. It also lists planning applications since 1984 which are within 50m of the site, for your information.

I cannot confirm whether there are any future proposals to redevelop the site, although our Strategic Planning Section may be able to help within this.

I trust this information will suffice, however if you require any further assistance please contact me.

Regards
Sharon Halliday
Senior Tech. Admin Officer
Planning and Regulation
Tel: 01706 924305

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As a public body, the Council may be required to disclose this email and/or any response under the

PLANNING APPLICATIONS RELATING TO YELLOWWAYS SITE OR PART OF SITE (SINCE 1984)									
Appn. No.	Address	Appn. Type	Applicant	Proposal	Decision	Decision Date	Reason for Refusal	Appeal Decision	Appeal Decision Date
87/D20031	LAND BOUNDED BY THE RIVER ROCH SLACK STREET INK STREET, AND SMITH STREET ROCHDALE	Outline Planning	Carlton PSV	HOTEL SHOPS AND ASSOCIATED CAR PARKING.	Grant Permission subject to conditions	19880913			
89/D24580	OLD BUS STATION SITE BETWEEN SLACK STREET AND THE RIVER, ROCH ROCHDALE	Outline Planning	Cambos Organisation	NEW BINGO AND SOCIAL CLUB	Refused	19900419	The site is within an important part of Rochdale town centre which is undergoing substantial change. The proposed development is piecemeal. It does not take account of adjacent existing and proposed uses and buildings and would prejudice the effective and comprehensive development of the wider area.		
97/D34646	FORMER BUS STATION OFF SLACK STREET ROCHDALE	Outline Planning	Midland Commercial Properties Ltd	ERECTION OF PUBLIC HOUSE WITH RESTAURANT FACILITIES WITH ASSOCIATED CAR PARK AND LANDSCAPING	Refused	19980217	This application relates to a large vacant site within Rochdale town centre which along with the land to the west of the River Roch (Goit Place) represents the only major development site currently available within the town centre. The site is of significant importance to the regeneration of this part of the town centre. The site also forms part of a larger area of land which is allocated within the Councils Deposit Draft Unitary Development Plan and the Rochdale Town Centre Strategy for appropriate town centre leisure and public or commercial uses and within which the Council will permit a comprehensive development incorporating a major water based leisure facility. The proposal is for an isolated and piecemeal development which is not integrated with and fails to take account of adjoining existing and proposed uses and buildings. The proposed development would therefore prejudice the effective and comprehensive development of the wider area, contrary to Policy TC/16 of the Deposit Draft Unitary Development Plan.	Dismissed	19981208

97/D34647	FORMER BUS STATION OFF SLACK STREET ROCHDALE	Outline Planning	Midland Commercial Properties Ltd	ERECTION OF BUILDING TO BE USED FOR LEISURE PURPOSES WITH ASSOCIATED CAR PARKING AND LANDSCAPING	Refused	19980217	This application relates to a large vacant site within Rochdale Town Centre which along with the land to the west of the River Roch (Goit Place) represents the only major development site currently available within the regeneration of this part of the town centre. The site also forms part of a larger area of land which is allocated within the Council's Deposit Draft Unitary Development Plan and the Rochdale Town Centre Strategy for appropriate town centre leisure and public or commercial uses and within which the Council will permit a comprehensive development incorporating a major water based leisure facility. The proposal is for an isolated and piecemeal development which is not integrated with and fails to take account of adjoining existing and proposed uses and buildings. The proposed development would therefore prejudice the effective and comprehensive development of the wider area, contrary to Policy TC/16 of the Deposit Draft Unitary Development Plan.	Dismissed	19981208
99/D36560	LAND TO THE SOUTH OF SLACK STREET, ROCHDALE, (FORMER YELLOWWAY COACH STATION, OL16	Full Planning	POSTFILE LTD	CHANGE OF USE OF LAND TO FORM PAY AND DISPLAY CAR PARK.	Grant Permission subject to conditions	19990810			
99/D36257	VARIOUS RIPARIAN SITES ALONG RIVER ROCH AND BUCKLEY BROOK, ROCHDALE	Full Planning	ENVIRONMENT AGENCY	RIVER FLOOD DEFENCES COMPRISING WALLS AND EMBANKMENTS TOGETHER WITH ANCLLARY WORKS ALONG RIVER CHANNEL INCLUDING RAMPS FOR PROVIDING ACCESS FOR MAINTENANCE	Grant Permission subject to conditions	19990601			
04/D42830	LAND OFF SLACK STREET/MILTON STREET, ROCHDALE, LANCASHIRE	Full Planning	UNITED UTILITIES PLC	CONSTRUCTION OF TEMPORARY SITE COMPOUND.	Grant Permission subject to conditions	20040304			
05/D46022	LAND OFF SLACK STREET/MILTON STREET, ROCHDALE, LANCASHIRE	Full Planning	UNITED UTILITIES WATER PLC	VARIATION OF CONDITION 3 OF PLANNING PERMISSION D42830 TO ALLOW TEMPORARY COMPOUND TO BE USED UNTIL END MAY 2006	Grant Permission subject to condition	20051102			
00/A4979	MOTORCISE, 10 SMITH STREET, ROCHDALE	Advertisement	Motorcise	4 INTERNALLY ILLUMINATED WALL MOUNTED SIGNS AND ONE NON-ILLUMINATED FASCIA SIGN	Grant Permission subject to condition	20000320			
00/D37292	10, SMITH STREET, ROCHDALE, LANCASHIRE	Full Planning	MOTORCISE (TAMWORTH) LTD	CHANGE OF USE FROM RESTAURANT TO HEALTH CLUB/GYMNASIUM	Grant Permission subject to conditions	20000321			
01/D38435	CENTRAL GARAGE AND SITE OF 19 AND 21 WATER STREET, ROCHDALE, OL16 1UH	Full Planning	H ROBINSON & SON	FIRST FLOOR EXTENSION AND ALTERATIONS TO ELEVATIONS AND CONSTRUCTION OF CAR PARK TO SIDE OF BUILDING	Grant Permission subject to conditions	20010302			
02/D40103	WATERSIDE HOUSE, WATER STREET, ROCHDALE, LANCASHIRE	Local Authority (own development)	ROCHDALE MIBC	CHANGE OF USE FROM HOUSING ASSOCIATION OFFICES TO COUNSELLING/DROP IN CENTRE FOR YOUNG PEOPLE	Grant Permission subject to conditions	20020605			

PLANNING APPLICATIONS WITHIN 50 METRES OF SITE (SINCE 1984)									
Appn. No.	Address	Appn. Type	Applicant	Proposal	Decision	Decision Date	Appeal Decision	Appeal Decision Date	
85/D/17810	13 WATER STREET ROCHDALE	Full Planning	Swinton Insurance Brokers	ALTERATIONS TO FRONT ELEVATION	Grant Permission subject to conditions	19850507			
86/D/19185	DYNASTY CHINESE RESTAURANT 10 SMITH STREET ROCHDALE	Full Planning	Dynasty Chinese Restaurant	ALTERATIONS TO FRONT ELEVATION AND NEW CANOPY	Grant Permission subject to condition	19860619			
86/D/19455	PREMISES AT WATER STREET ROCHDALE	Full Planning	Sports & Performance Cars	RESITING OF OFFICE & ERECTION OF BOUNDARY FENCE	Grant Permission subject to conditions	19860918			
87/D/20213	SECOND FLOOR OF WATER STREET MILL WATER STREET, ROCHDALE	Full Planning	Sadiq	CHANGE OF USE FROM INDUSTRY TO SNOOKER HALL.	Grant Permission subject to conditions	19870430			
88/D/22753	WATER STREET MILL WATER STREET ROCHDALE	Full Planning	Townsend	CHANGE OF USE FROM INDUSTRIAL TO OFFICES	Permitted Development- Build Regs Req'd.	19890117			
92/D/28388	21 WATER STREET ROCHDALE	Full Planning	Ahmed	ALTERATIONS TO FRONT ELEVATION OF OFFICE-INSTALLATION OF LARGER GROUND FLOOR WINDOW.	Grant Permission subject to condition	19921020			
93/D/29190	9/11 WATER STREET ROCHDALE	Full Planning	Swinton Group P.L.C.	REBUILDING OF REAR ELEVATION	Grant Permission subject to conditions	19930505			
93/D/29314	LAND BOUNDED BY RIVER STREET ELECTRIC HOUSE RIVER ROCH, WATER STREET CAR PARK ROCHDALE	Local Authority (own development)	Rochdale M.B. C.	CONTINUANCE OF USE AS A CAR PARK	Grant Permission subject to condition	19930617			
95/D/31919	DISCOUNT GIANT SMITH STREET ROCHDALE	Full Planning	Top Rank Ltd	CHANGE OF USE FROM RETAIL STORE (CLASS A1) TO BINGO AND LEISURE CLUB (CLASS D2)	Grant Permission subject to conditions	19950803			
95/D/31996	H ROBINSON & SON WATER STREET ROCHDALE	Full Planning	Robinson & Son	EXTENSION TO PROVIDE VEHICLE SERVICE AND PREPARATION BAYS WITH ASSOCIATED ALTERATIONS TO FORM BIKE WORKSHOP AND CUSTOMER RECEPTION	Grant Permission subject to conditions	19950712			
96/D/33526	10 SMITH STREET ROCHDALE	Full Planning	Mohammed Saim	NEW SHOP FRONT AND INSTALLATION OF WINDOWS TO SIDE ELEVATION OF RESTAURANT	Grant Permission subject to conditions	19961014			
06/D/46703	Central Garage Site and land adjacent, Water Street, ROCHDALE	Outline Planning	H Robinson & Son Ltd	MIXED USE DEVELOPMENT OF 68 APARTMENTS, MULTI-STOREY CAR PARK, 6 RETAIL UNITS AND DETACHED CHURCH	Withdrawn	20060323			

