



NOTICE OF APPROVAL OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Correspondence Address:

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Applicant:

Masjid UI Aqsa and Islamic Centre
137
Windsor Road
OLDHAM
OL8 1RG

Application Number: PA/341894/18

Date of Application: 20 August, 2018

Location: 135 Windsor Road, Oldham, OL8 1RG

Proposal: Part single/ part two storey side and rear extension

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications, received on 19/11/2018, which are referenced as follows 1441 Page 1 of 6, 1441 Page 3 of 6 and 1441 Page 5 of 6 and the amended plans received on 03/12/2018 which are referenced as follows: 1441 Page 2 of 6, 1441 Page 4 of 6 and 1441 Page 6 of 6.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. No development comprising the erection of any external walls or roofs shall take place unless and until samples of the materials to be used in the construction of

the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved samples.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

4.

Applied Policies:

The decision has been taken having regard to the policies and proposals in the Oldham Metropolitan Borough Development Plan, and to all relevant material considerations including Supplementary Planning information, and any representations made as a result of the notification and consultation process. This advice is only intended as a summary of the reasons for the decision. For further details please see the report in the application file.

Policy 2 Communities
Policy 9 Local Environment
Policy 20 Design

Statement and Informative Notes:

1. **Statement in accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

The proposed development complies with the Local Development Framework which would improve and maintain the economic, social and environmental conditions of the area. It therefore comprises sustainable development which is conditioned accordingly to enhance the quality of development and where necessary the Local Planning Authority offered proactive and positive solutions during the decision making process. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

Signed on behalf of the Council

Dated:

11 December, 2018

