ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00143/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Des Dunlop<br>D2 Planning Limited<br>Suite 3 Westbury Court<br>Church Road<br>Westbury on Trym<br>Bristol<br>BS9 3EF | London & Cambridge Properties Limited |

Part I - Particulars of Application

Date of Application: 4 March 2021 Application No: 21/00143/FUL

| | |
|---|---|
| **Proposal:** | **Change of use from retail (Class E) to hot food takeaway (sui generis) including installation of extraction flue on rear elevation** |
| **Location:** | **Unit 5, Mayfield Parade, Albert Royds Street, Rochdale, OL16 2US** |

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

**Reasons:**

1 The proposed change of use to a hot food takeaway would result in an over concentration of hot food takeaways at this parade of retail units and would reduce the choice of shops to a point where there would be an imbalance. The takeaway would be closed for a portion of the day, resulting in a dead frontage and loss of footfall in the daytime. These negative aspects combined would have a detrimental impact to the vitality and viability of the parade of shopping units, therefore contrary to the adopted Rochdale Core Strategy policies E1 and C6, the National Planning Policy Framework, and the guidance set out within the Rochdale SPD for Guidelines and Standards for Hot Food Takeaways.

**Procedure Statement:**

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which

could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 27 May 2021



.....
Signed on behalf of the Council

**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.

For the avoidance of doubt, this decision relates to the following plans:
1:1250 Location Plan
JAN-21-SU-001 - Existing floor plan and elevations
JAN-21-PS-001 - Proposed floor plan and elevations