ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00892/FUL

Name and address for correspondence:	Applicant name:
Mr Abdul Moked AMA Architects c/o 1 York Avenue Coppice Oldham OL8 4BY	Mirza Zamal

Part I - Particulars of Application

Date of Application: 25 July 2022

Proposal:	**Subdivision of existing retail shop (Class E) to provide one further retail unit (Class E), creation of new shop front to front elevation, insertion of window on first floor side elevation and alteration to fenestration - Resubmission of 21/00815/FUL**
Location:	**83 +85 Entwisle Road, Rochdale, OL16 2JJ,**

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 application site is positioned on the corner of Nile Street and Entiwisle Road in an area where on street parking is very limited due to the on street parking needs of local residents and the adjacent mosque. The provision of an additional retail unit would result in the creation of additional parking and servicing needs which would likely take place around the junction of Nile Street and Entwisle Road. This would result in blocking access and reducing visibility for pedestrians and vehicles which would have a detrimental impact on road safety and the free flow of traffic on the highway network, contrary to the requirements of policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 21 September 2022

Daniela Ripa
Interim Head of Planning Services

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.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings :

- Site Location Plan - Drawing no. (10) 01 Rev P02
- Existing Elevations and Cross Section - Drawing no. (30) 01 Rev P03
- Existing Floor Plans - Drawing no. (20) 01 Rev P03
- Proposed Floor Plans - Drawing no. (22) 01 Rev P03
- Proposed Elevations and Cross Section - Drawing no. (31/01 Rev P04