



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01194/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE ROCHDALE OL16 3BN	SARAFAZ AKRAM

Part I - Particulars of Application

Date of Application: 5 October 2022

Application No: 22/01194/FUL

Proposal:	Erection of warehouse unit (Class B8) including levelling of yard area with retaining wall to rear and creation of two new accesses to Dodgson Street and associated works following demolition of existing unit
Location:	Site Of Former Venture Precision Engineering, Crawford Street, Rochdale OL16 5RS

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 development would lack any off-street car parking provision for employees and visitors to the site, and would have insufficient servicing arrangements to accommodate heavy goods vehicles. The development would therefore result in vehicles parking, turning and loading on the highway, including close to the bend in Dodgson Street where visibility is reduced. The proposed development would therefore have an unacceptable impact on highway safety, in conflict with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The proposed development would result in the loss of four trees which make a positive contribution to the street scene, with no replacement tree planting proposed in mitigation. The proposed development would therefore have an unacceptable impact on the visual amenity of the area, in conflict with policy G6 of the adopted Rochdale 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 29 November 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.

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

22.2959.4A	Proposed Site Plan
22.2959.5	Proposed Ground Floor Plan
22.2959.6	Proposed Elevations
22.2959.7	Proposed Section X-X
22.2959.8	Site Co-ordination Plan
Swept Path Analysis	

The applicant's attention is drawn to the attached objection from United Utilities.