



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00544/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 18 Bury Road Rochdale OL11 5EU	Norin Akhtar

Part I - Particulars of Application

Date of Application: 17 April 2024

Application No: 23/00544/FUL

Proposal:	Change of Use from a first floor wine bar (Sui Generis) to a shisha café (Sui Generis) - Resubmission of 21/01506/FUL
Location:	7-11 Oldham Road, Rochdale, OL16 1UA

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 Due to the creation of a substantially enclosed premises, the proposal would unduly impact on the amenity of the occupiers by increasing the level of pollution, thereby causing a detrimental impact on the health and wellbeing of the users of the property. As such it is considered that the proposal is contrary to Policies G9, C6 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P6 of Places For Everyone Joint Development Plan, 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 13 January 2025

Melanie Hale
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 relates to the following list of submitted plans:

- Proposed side elevation of flue - 1810/6
- Proposed ground floor plans - 1810/4
- Proposed first floor plans - 1810/5
- Proposed elevations - 1810/6
- Location Plan