



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00013/FUL

|                                                                                                              |                  |
|--------------------------------------------------------------------------------------------------------------|------------------|
| Name and address for correspondence:                                                                         | Applicant name:  |
| Mr M Farooq<br>Building Design Services<br>Building Design Services<br>418 Bury Road<br>Rochdale<br>OL11 5EU | ARI Brothers Ltd |

### Part I - Particulars of Application

Date of Application: 26 February 2025

Application No: 25/00013/FUL

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| <b>Proposal:</b> | <b>Retrospective application for the change of use of first and second floors into two self-contained flats above existing takeaway together with the provision of bin and cycle storage to rear</b> |
| <b>Location:</b> | <b>11 South Parade, Rochdale, OL16 1LR</b>                                                                                                                                                           |

### 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 is not acceptable in principle as it would not effectively integrate with the existing neighbouring businesses and night-time economy. When considered in the context of the well-established agent of change principle, the proposed development cannot be adequately mitigated for and it would lead to significant adverse noise impacts on occupiers of the proposed development as well as forcing and creating unreasonable restrictions on existing businesses and facilities. For the above reasons it is considered that the proposal would be detrimental to both the residential and neighbouring amenity which would be contrary to the requirements of Core Strategy Policies DM1 and G9 and Paragraphs 198 and 200 of the NPPF.

#### **Procedure Statement:**

The development does not 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      12 June 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.