ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01046/FUL

Name and address for correspondence:	Applicant name:
Mr FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	Mr TOM RAMSDEN

Part I - Particulars of Application

Date of Application: 29 November 2019 Application No: 19/01046/FUL

Proposal:	**Proposed vehicular access and entrance gates, timber fencing and engineering operation comprising raising of ground levels - Part Retrospective,**
Location:	**Land Adjacent 19 Centre Vale, Todmorden Road, Littleborough**

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 access onto the A6033 - Todmorden Road which is a local strategic route for the borough with high traffic flows. The proposed vehicular access would be excessive in its width and place pedestrians and other vulnerable highway users in unnecessary conflict at the access point. In addition, insufficient information has been provided to demonstrate that adequate visibility from the access onto Todmorden Road can be provided, with the proposed and existing boundary fencing obstructing the required visibility. The proposed dropped kerb access is inappropriate for a development of this size, nature and location and tactile paving would also be required to ensure that the development would not impact negatively on the visually impaired. The application has failed to provide appropriate access onto Todmorden Road and failed to demonstrate that highway users, including vulnerable users would not be subject to unacceptable highway safety risks. The application is therefore contrary to policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposal would result in the creation of a wide, engineered access point onto Todmorden Road which would result in unacceptable harm to the views in and out of the greenspace corridor and the wider visual amenity of the area and street scene. The development would also result in an overly engineered platform feature within the site which would result in further harm to the visual amenity provided by the greenspace corridor. The proposal would result in unacceptable harm to visual amenity and the greenspace corridor and be contrary to saved policy G/8(A) of the Rochdale Unitary Development Plan, policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The application site is located within Flood Zone 3. Insufficient information has been provided to demonstrate that the development would not result in unacceptable flood risk, particularly as the raised ground levels are likely to result in a loss of flood plain storage and potential increase in flood risk elsewhere. The application is therefore contrary to saved UDP Policy EM/7, policies G8 and DM1 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 3 July 2020



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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.

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

- Existing Site Plan - Drawing no. 19.1973.1B
- As Built Site Plan - Drawing no. 19.1973.3A
- Proposed Site Plan - Drawing no. 19.1973.4B
- Proposed Road Details - Drawing no. 19.1973.5