ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01598/HOUS

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP	Mr Mathew McCormick

Part I - Particulars of Application

Date of Application: 6 January 2021

Proposal:	**Dropped kerb to form vehicular access**
Location:	**464 Edenfield Road, Rochdale, OL12 7QL**

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 result in motorists reversing onto or off the A680 Edenfield Road, which forms part of the strategic highway network. This would be detrimental to the safety of users of the highway, and the risks would be exacerbated by the location adjacent to the junction with Meadow View. The proposal is therefore considered to pose an unacceptable threat to the safety of highway users, contrary to policies T2 and DM1 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 2 March 2021



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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.

For the avoidance of doubt, the decision relates to the following drawings:-
- Site Location Plan, Proposed Plan, and Block Plan - Drawing No. 1 of 1