



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01321/FUL

Name and address for correspondence:	Applicant name:
Mr Jim Seymour Seymour Planning Limited 27 Central Drive Romiley Stockport SK6 4PE	Mr M Leary

Part I - Particulars of Application

Date of Application: 9 November 2022

Application No: 22/01321/FUL

Proposal:	Erection of 7 no. dwellings, associated access works, infrastructure and landscaping, following demolition of the existing dwelling and buildings
Location:	Linkside, Sunny Brow Road, Middleton, M24 4BG

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 a significant loss of trees within the site, with insufficient replacement tree planting proposed in mitigation. The proposed development would therefore result in an unacceptable loss of green infrastructure and harm to visual amenity, 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 **22 February 2023**

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 relates to the following plans:

L196-01-C - Site and Location Plans

L196-02-A - House Type A

L196-03 - House Type B

L196-04 - House Type C

L196-06 - Demolition Plan

L196-06 - Existing House

L196-07 - Existing Outbuildings

140722JC-01 - Site survey