



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00356/FUL

Name and address for correspondence:	Applicant name:
Mrs Deborah Smith Smith & Love Planning Consultants Rational House 32 Winckley Square Preston PR1 3JJ	Mr A Bangs

Part I - Particulars of Application

Date of Application: 11 May 2023

Application No: 23/00356/FUL

Proposal:	Demolition of car sales/garage and erection of SPAR convenience store with ATM machine, car parking, external lighting, landscaping and associated works
Location:	The Lake Garage (Smithybridge) Ltd , Smithy Bridge Road, Littleborough, Rochdale, OL15 0BQ

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 Smithy Bridge Road is a narrow highway forming part of the Council's Strategic Highway Network and is within close proximity to the M62 motorway diversion route. Swept path analysis fails to demonstrate safe access to and from the site and the manoeuvres undertaken by service vehicles would result in conflict with other vehicles and pedestrians accessing and manoeuvring within the site. This could result in servicing taking place from the highway and creating unacceptable obstructions. The proposed development by reason of providing insufficient on-site parking provision, along with a shared vehicular access point, would also result in vehicular conflict on Smithy Bridge Road and surrounding roads and undue harm to pedestrian safety, placing greater emphasis on access for service vehicles over pedestrians. In addition, the proposed kerb alignment gives rise to unacceptable obstructions for the visually impaired where proposed pavement alignments should be consistent and logical, enabling the visually impaired to predict and interpret unfamiliar environments. As such, the proposed development would be detrimental to highway safety for all users of the highway, including the visually impaired which is contrary to the hierarchy of Policy T2 and the NPPF along with Policy DM1 of the Rochdale Core Strategy.

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 31 January 2024

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.

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

Location Plan

Drawing No: EX-01 date Dec 2016 - Existing Plans & Elevs

Drawing No: TRI-1773-01 date 20/07/2016 - Existing Site Survey

Drawing No: 04 Rev PP1 date Dec 2022 - Ground & First Floor Plans

Drawing No: 21 Rev PP1 date Dec 2022 - Site Plan

Drawing No: 25 Rev PP1 date Dec 2022 - Elevations and Sections

Drawing No: 26 Rev PP1 date Dec 2022 - Site Plan Exg overlay

Drawing No: 27 Rev PP1 date Dec 2022 - Elevations and Sections Exg overlay

Drawing No: 30 Rev PP1 date Dec 2022 - 10.65m HGV autotracked L in L out

Drawing No: 31 Rev PP1 date Dec 2022 - 10.65m HGV autotracked R in R out

Planning, Design & Access Statement date February 2023

Transport Statement by PSA Design, job: T2339, date Feb 2023

Drainage Strategy Report by PLUVIAM Environmental, ref: PN0051-PEL-DS-01 date 16/12/2022

Ecological Survey And Assessment by ERAP (Consultant Ecologists) Ltd, ref: 2022-098, date February 2023

Phase I and II Environmental Assessment by Geo2 Remediation Limited, ref: 20/1080.1.1, date November 2020

Visual

Received 11/04/2023

Noise Impact Assessment by e3p, reference: 50-224-R2-2, date 30th March 2023

Received 24/04/2023

Planning, Design & Access Statement date April 2023

Received 11/05/2023