ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01132/FUL

Name and address for correspondence:	Applicant name:
Mr Rashid Mehmood I. Planning Services 6B Cook Street BURY BL9 0RP	Mr Buland Iqbal Elahi Begum

Part I - Particulars of Application

Date of Application: 16 November 2020 Application No: 20/01132/FUL

Proposal:	**Change of use from Shop (use class E) to Hot Food Takeaway (Sui Generis) including alterations to shop front and installation of a flue to rear elevation**
Location:	**32 Long Street, Middleton, M24 6UQ**

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 An additional Sui Generis use Hot Food Takeaway within the Long Street/Market Place area of the defined Middleton Town Centre would conflict directly with the requirements of Policy HF3 of the adopted Supplementary Planning Document 'Guidelines and Standards for Hot Food Takeaway Uses', representing a concentration of more than 20% Hot Food Takeaway Uses at ground floor level, and would harm the retail offer, viability and vitality of the centre. The proposal is therefore considered contrary to Policy E1 of the adopted Rochdale Core Strategy, Policy HF3 of the Supplementary Planning Document 'Guidelines and Standards for Hot Food Takeaway Uses' 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 8 January 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.

In the avoidance of doubt, this decision relates to the following plans and documents:

Sheet 1 of 2 - Existing Site Plan, Floor Plans and Elevations - Received 13/10/2020
Sheet 2 of 2 - Proposed Site Plan, Floor Plan and Elevations - Received 13/10/2020