

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01085/OUT

Name and address for correspondence:	Applicant name:
Mr Matthew Wedderburn Knights plc HQ Offices Nicholas Street Chester CH1 2NP	Mr David Gibbons

Part I - Particulars of Application

Date of Application: 8 September 2022

Proposal:	Outline application (including access, layout and scale) for 2 no. three-storey apartment blocks comprising total of 36 units
Location:	Land At Waterfold Lane, Heap Bridge, Bury, BL9 7JY

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 constitute inappropriate development in the Green Belt which is harmful by definition, and would additionally lead to a significant loss of openness of the site. No very special circumstances exist to clearly outweigh the harm by reason of inappropriateness and the additional harm due to loss of openness, the harm identified to the character and appearance of the surrounding area and harm to the living conditions of future occupiers. The proposal is therefore contrary to policy G4 of the adopted Rochdale Core Strategy, saved policy G/D/2 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.
- 2 By virtue of its layout, the scale and form of buildings, boundary treatments and landscaping, and expanse of surface car parking, the proposed development fails to respond to, and sit sympathetically within, its physical context and respect the positive character of the local area and urban form around the site. The development would not be well-designed and would fail to contribute positively towards local

identity and distinctiveness and would therefore be contrary to Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The proposed development would fail to provide a satisfactory standard of living accommodation for future occupiers as the proposed quantum of units cannot be accommodated for in compliance with the Nationally Described Space Standards in light of the layout applied for resulting in units becoming cramped and unfit for habitation. Furthermore, in light of the acoustic dominance of the M66 motorway and the absence of easily accessible alternative open spaces within the vicinity of the site, future occupiers would not be provided with satisfactory opportunity to access outdoor amenity spaces. Overall the proposals would not comprise residential development which would provide a satisfactory standard of amenity to the enjoyment of future occupiers and would fail to comply with Policies G9 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 8 December 2022

**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 list of plans:

M21-13-LP rev.02 - Location Plan
M19-13-Topo rev.01 - Topo Site Plan/Existing Site Plan
M19-13-Topo rev.03 - Topo Site Plan with Section Alignment
M19-13-09 - Site Sections and Elevations
M21-13-08 rev.06 - Site Layout Plan
PP01.00 rev.P1 - Landscaping Proposals - Overview
PP02.00 rev.P1 - Landscaping Proposals - 1 of 3
PP03.00 rev.P1 - Landscaping Proposals - 1 of 3
PP04.00 rev.P1 - Landscaping Proposals - 1 of 3