



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00988/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Jennings ExtensionsNW Ltd 3 Cribden Street Rawtenstall Rossendale BB4 8HZ	Mr Nick Riley

Part I - Particulars of Application

Date of Application: 28 September 2022

Application No: 22/00988/FUL

Proposal:	Erection of 4 no. commercial units (Use Class B2) with office space at first floor level
Location:	Land Off Britannia Street, Heywood, OL10 1JG

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 By reason of the proposed substandard access and lack of adequate turning facilities, in conjunction with insufficient parking provision, the proposed development would have a detrimental impact on road safety on the surrounding highway network, in conflict with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 By reason of the proposed impermeable hardstanding, in conjunction with the proposal to send all rainfall run off to public sewers without any attenuation, the proposed development would not include drainage which is appropriate for the site, and sustainable urban drainage solutions have not been included, in conflict with policy G8 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 23 November 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 plans:

Location Plan 1:1250

Existing Site Plan

Proposed Site Plan

3121-01 Proposed plans

3121-02 Proposed elevations