



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01380/FUL

Name and address for correspondence:	Applicant name:
Mr Andrew Brodie AGB CAD Services Ltd Royal Mills 2 Cotton Street Manchester M4 5BD	M Turner

Part I - Particulars of Application

Date of Application: 5 August 2024

Application No: 23/01380/FUL

Proposal:	Retrospective application for resurfaced parking area, B8 equipment store and change of use of garage to B1 office space including installation of roof lights.
Location:	Land To The Rear And Side Of 40 Doctor Fold Lane, Heywood, OL10 2QE,

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 equipment store and parking area constitute inappropriate development in the Green Belt and would be harmful to the openness of the Green Belt and the purposes of including land within it. In addition, the equipment store and parking area would cause unacceptable harm to the character and appearance of the area. No very special circumstances exist that would clearly outweigh the substantial harm caused by reason of inappropriateness and the other identified harm. The proposed development is therefore contrary to policy JP-G9 of the Places for Everyone Joint Development Plan, policies, P1, P2, P3, G4 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 1 October 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 relates to the following plans:

- Location Plan. Dwg no. 2345-01
- Pre-Development Site Plan. Dwg no. 2345-02
- Existing Site Plan. Dwg no. 2345-03
- Proposed Site Plan. Dwg no. 2345-04
- Existing Garage changed to Proposed Office. Dwg no. 2345-04
- Equipment Store. Dwg no. 2345-05
- Parking Plan. Dwg no. 2345-07