ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00643/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Tom Procter<br>Peacock + Smith<br>Central House<br>47 St. Paul's Street<br>Leeds<br>LS1 2TE | WM Morrison Supermarkets LTD |

Part I - Particulars of Application

Date of Application: 1 June 2022 Application No: 22/00643/FUL

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|---|---|
| **Proposal:** | **Erection of single storey MOT Centre (Sui Generis)** |
| **Location:** | **Wm Morrison Supermarkets Plc , Kingsway, Rochdale, OL16 4AT** |

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 virtue of its design, materials, massing and siting, the proposed development would represent an incongruous and unduly dominant feature. The proposed development failed to give sufficient regard to the existing character of the area, causing unacceptable harm to the character and appearance of the surrounding area. The proposed development would therefore a represent poor standard of design. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed development would be located within the part of the car park designed for cars and located close to pedestrian trip attractors including the Metrolink Station, medical centre and community centre. Additionally, the proposed development would be located by the pedestrian route to the nearby residential development. Therefore the proposed development would be located by an area where there is a high level of pedestrian movements. The proposed development does not have adequate internal space for the turning movements of larger vehicles such as HGVs and would therefore cause conflicts with pedestrians. The proposed development would therefore have an unacceptable impact on road safety, in conflict with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Procedure Statement:**

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 30 June 2023

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:

Location plan. Drawing no: 053_PL_01
Proposed site plan. Drawing no: 053_PL_02
Proposed plans and elevations. Drawing no: INO_SK_01