ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00205/FUL

Name and address for correspondence:	Applicant name:
Mrs Clare Garfield SLR Consulting Ltd Unit 5 Brindley Court Gresley Road Shire Business Park Worcester WR4 9FD	Mr Ben Wallace

Part I - Particulars of Application

Date of Application: 26 March 2021 Application No: 21/00205/FUL

Proposal:	**Construction of energy storage facility and associated equipment together with service access onto Hare Street**
Location:	**Land at Junction Of Richard Street and Hare Street, Rochdale**

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 result in less than substantial harm to the significance of the Grade II Listed Halfpenny Bridge, and the public benefits of increased energy infrastructure provision would not outweigh the identified harm to the designated heritage asset. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.

2 The proposed development would result in a significant detrimental impact on the street scene and the pedestrian experience of Richard Street, which acts as a gateway to Rochdale Town Centre in proximity to the main railway station. The proposal is therefore contrary to the design and visual amenity aims of policies P1, P3 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 30 June 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.

For the avoidance of doubt, this decision notice relates to the following list of submitted plans:
- Drawing MIA-01 - Site Location Plan
- Drawing MIA-02- Proposed Site Layout Plan (Rev. 1 received 30.04.21)
- Drawing MIA-03 - Megapack Plan
- Drawing MIA-04 - Megapack Elevations
- Drawing MIA-05 - Customer Substation Plan
- Drawing MIA-06 - Customer Substation Elevations
- Drawing MIA-07- DNO Substation Plan
- Drawing MIA-08 - DNO Substation Elevations
- Drawing MIA-09 - HV Transformer Plan
- Drawing MIA-10 - HV Transformer Elevations
- Drawing MIA-11 - LV Transformer Plan
- Drawing MIA-12 - LV Transformer Elevations
- Drawing MIA-13 -2.0m Acoustic Fence Elevations (Rev. 1 received 30.04.21)
- Drawing MIA-14 - Visibility Splays