ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01011/FUL

Name and address for correspondence:	Applicant name:
A J Cocker Associates 176 Drake Street Rochdale OL16 1UP	Sigma Property Ltd

Part I - Particulars of Application

Date of Application: 10 September 2020 Application No: 20/01011/FUL

Proposal:	**Erection of two and a half-storey building with dormers to rear roofslope comprising of 4 no. retail units (Class A1) at ground floor with 4 no. self-contained apartments (Class C3) above**
Location:	**53-61 Tweedale Street, Rochdale, OL11 1HH**

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.

Reasons:

1 As a result of the inadequate provision of off-street parking, the proposed development would significantly increase the instances of hazardous parking and congestion and be detrimental to both highway safety and the living conditions of nearby residents, contrary to Policies T2 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 5 November 2020



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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 drawings:-
- Drawing No. S457-001
- Drawing No. S457-002revA