

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01487/FUL

Name and address for correspondence:	Applicant name:
Mr Kelly Solid Void 16 Woolfenden Way Wardle ROCHDALE OL12 9SS	Mr C Grieves

Part I - Particulars of Application

Date of Application: 22 November 2022

Application No: 22/01487/FUL

Proposal:	Two storey mixed-use building comprising industrial unit (Use Class B2) at ground floor with offices at first floor (Use Class E), including associated landscaping and parking - Resubmission of 22/01123/FUL
Location:	Land At Dexine Rubber Co Ltd, Spotland Road, Rochdale, OL12 0AU

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 its unbroken massing, poor elevational treatment and use of unsympathetic materials, the proposed development would comprise an incongruous addition at a prominent location within the Spotland Bridge Conservation Area which fails to sit sympathetically with, and contribute positively to, the high-quality visual characteristics of the Conservation Area. The development includes a plethora of features, which taken individually or cumulatively, would not be well-designed in accordance with the detailed guidance set out within the National Design Guide and would result in less than substantial harm to the character of the Spotland Bridge Conservation Area. This harm is not sufficiently mitigated, justified, or outweighed by public benefit. Accordingly, the development fails to meet the aspirations and expectations of Policies P2, P3 or DM1 of the adopted Rochdale Core Strategy or National Planning Policy Framework and would not comply with the legislative requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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. The Local Planning Authority had previously worked pro-actively and had agreed solutions with the applicant in order to make the development acceptable under the previous planning application. In this case it was not possible to approve the application.

Date Decision Issued 15 January 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 plans:

CIE-SVA-ZZ-ZZ-DR-A-2000 - Location Plan, Existing Site Plan
CIE-SVA-ZZ-ZZ-DR-A-2001 rev. A - Proposed Site Plan
CIE-SVA-ZZ-ZZ-DR-A-2005 rev. B - Proposed Ground Floor Plan
CIE-SVA-ZZ-ZZ-DR-A-2006 rev. D - Proposed First Floor Plan
CIE-SVA-ZZ-ZZ-DR-A-2007 rev. B - Proposed Roof Plan
CIE-SVA-ZZ-ZZ-DR-A-20010 rev. B - Proposed Elevations and 3D
CIE-SVA-ZZ-ZZ-DR-A-20011 rev. A - Proposed Elevations (2)
CIE-SVA-ZZ-ZZ-DR-A-20012 - Existing and Proposed Street Scene